



**Address:** [5229 MIRAGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 25812-3-29  
**Subdivision:** MERWICK ADDITION  
**Neighborhood Code:** 3K300C

**Latitude:** 32.9133803991  
**Longitude:** -97.2710947211  
**TAD Map:** 2066-452  
**MAPSCO:** TAR-022Y



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** MERWICK ADDITION Block 3  
Lot 29

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$277,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40253325

**Site Name:** MERWICK ADDITION-3-29

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,632

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

CHAN FAMILY REVOCABLE TRUST

**Primary Owner Address:**

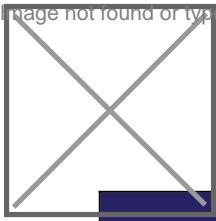
22600 ALPINE DR  
CUPERTINO, CA 95014

**Deed Date:** 10/18/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224189612](#)



| Previous Owners              | Date       | Instrument                 | Deed Volume | Deed Page |
|------------------------------|------------|----------------------------|-------------|-----------|
| CHAN CHI KIT;TAN LAN         | 1/2/2015   | <a href="#">D215001423</a> |             |           |
| CHILD KATHLEEN               | 10/31/2011 | 000000000000000            | 0000000     | 0000000   |
| CHILD MICHAEL                | 12/19/2003 | <a href="#">D203470002</a> | 0000000     | 0000000   |
| OPTIMA BUILDERS INC          | 8/27/2003  | <a href="#">D203331220</a> | 0017160     | 0000060   |
| MERWICK REALTY LP            | 4/29/2003  | 00166910000035             | 0016691     | 0000035   |
| MANHATTAN MARATHON INVEST LP | 1/1/2003   | 000000000000000            | 0000000     | 0000000   |

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

| Year | Improvement Market | Land Market | Total Market | Total Appraised <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$217,000          | \$60,000    | \$277,000    | \$277,000                    |
| 2024 | \$217,000          | \$60,000    | \$277,000    | \$277,000                    |
| 2023 | \$244,000          | \$60,000    | \$304,000    | \$304,000                    |
| 2022 | \$199,814          | \$50,000    | \$249,814    | \$249,814                    |
| 2021 | \$148,800          | \$50,000    | \$198,800    | \$198,800                    |
| 2020 | \$148,800          | \$50,000    | \$198,800    | \$198,800                    |

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.