



**Address:** [5401 GRAYSON RIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 41525-J-12  
**Subdivision:** TERRACE LANDING  
**Neighborhood Code:** 2N020A

**Latitude:** 32.8400441262  
**Longitude:** -97.3842974535  
**TAD Map:** 2030-424  
**MAPSCO:** TAR-047G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TERRACE LANDING Block J Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41300629  
**Site Name:** TERRACE LANDING-J-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,829  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,013  
**Land Acres<sup>\*</sup>:** 0.1609  
**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:**

SANDERS CHARLES D  
SANDERS APRIL L

**Primary Owner Address:**  
10277 W RANCHO DIEGO LN  
CROWLEY, TX 76036

**Deed Date:** 7/25/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216172000](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIGGLE SANDRA;RIGGLE WILLIAM D	5/30/2008	<a href="#">D208211762</a>	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2007	0000000000000000	0000000	0000000



## VALUES

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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	\$270,714	\$65,000	\$335,714	\$335,714
2024	\$270,714	\$65,000	\$335,714	\$335,714
2023	\$305,092	\$45,000	\$350,092	\$350,092
2022	\$225,429	\$45,000	\$270,429	\$270,429
2021	\$190,966	\$45,000	\$235,966	\$235,966
2020	\$181,355	\$45,000	\$226,355	\$226,355

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

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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.