

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 41300629

Address: 5401 GRAYSON RIDGE DR

City: FORT WORTH Georeference: 41525-J-12

Subdivision: TERRACE LANDING Neighborhood Code: 2N020A

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

## Longitude: -97.3842974535

## PROPERTY DATA

Legal Description: TERRACE LANDING Block J Lot

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

Latitude: 32.8400441262

**TAD Map:** 2030-424 MAPSCO: TAR-047G

Site Name: TERRACE LANDING-J-12 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,829 Percent Complete: 100%

**Land Sqft**\*: 7,013 Land Acres\*: 0.1609

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

SANDERS CHARLES D Deed Date: 7/25/2016 SANDERS APRIL L

**Primary Owner Address:** 10277 W RANCHO DIEGO LN

CROWLEY, TX 76036

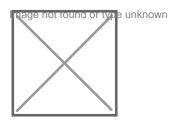
**Deed Volume: Deed Page:** 

**Instrument:** D216172000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIGGLE SANDRA;RIGGLE WILLIAM D	5/30/2008	D208211762	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2007	00000000000000	0000000	0000000

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



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

## **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.

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