

Tarrant Appraisal District

Property Information | PDF

Account Number: 41470877

Latitude: 32.9026344584

TAD Map: 2066-448 MAPSCO: TAR-036C

Site Class: A1 - Residential - Single Family

Approximate Size+++: 1,844

Longitude: -97.2744254396

Address: 5045 CASSIDY LN

City: FORT WORTH

Georeference: 17781C-85-19

Subdivision: HERITAGE ADDITION-FORT WORTH

Neighborhood Code: 3K800B

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



PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT

WORTH Block 85 Lot 19

Jurisdictions:

CITY OF FORT WORTH (026) **TARRANT COUNTY (220)**

Site Number: 41470877 TARRANT REGIONAL WATER DISTRICT (223)

Site Name: HERITAGE ADDITION-FORT WORTH-85-19

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

CFW PID #7 HERITAGE - RESIDENTIAL (608) KELLER ISD (907)

State Code: A Percent Complete: 100%

Year Built: 2009 **Land Sqft*:** 5,500 Personal Property Account: N/A Land Acres*: 0.1262

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

+++ Rounded.

Parcels: 1

Pool: N

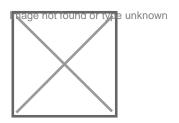
OWNER INFORMATION

Current Owner: Deed Date: 3/19/2010 BRADANINI MICHELLE Deed Volume: 0000000 **Primary Owner Address: Deed Page: 0000000** 5045 CASSIDY LN **Instrument:** D210065815 FORT WORTH, TX 76244-9172

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON-TEXAS LTD	1/1/2009	00000000000000	0000000	0000000

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^{*} 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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$271,645	\$75,000	\$346,645	\$346,645
2024	\$271,645	\$75,000	\$346,645	\$346,645
2023	\$338,046	\$75,000	\$413,046	\$333,948
2022	\$248,589	\$55,000	\$303,589	\$303,589
2021	\$227,385	\$55,000	\$282,385	\$282,385
2020	\$210,435	\$55,000	\$265,435	\$265,435

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

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

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