



**Address:** [5045 CASSIDY LN](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-85-19  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K800B

**Latitude:** 32.9026344584  
**Longitude:** -97.2744254396  
**TAD Map:** 2066-448  
**MAPSCO:** TAR-036C



Google Map or type unknown

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)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CFW PID #7 HERITAGE - RESIDENTIAL (608)
- KELLER ISD (907)

**State Code:** A  
**Year Built:** 2009  
**Personal Property Account:** N/A  
**Agent:** TEXAS TAX PROTEST (05909)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41470877  
**Site Name:** HERITAGE ADDITION-FORT WORTH-85-19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,844  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**Pool:** N

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
BRADANINI MICHELLE  
**Primary Owner Address:**  
5045 CASSIDY LN  
FORT WORTH, TX 76244-9172

**Deed Date:** 3/19/2010  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D210065815](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON-TEXAS LTD	1/1/2009	0000000000000000	00000000	00000000



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	\$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.

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

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.