



Address: [5013 CASSIDY LN](#)
City: FORT WORTH
Georeference: 17781C-85-27
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K800B

Latitude: 32.9026332745
Longitude: -97.2757299984
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 27

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$422,828
Protest Deadline Date: 5/24/2024

Site Number: 41470966
Site Name: HERITAGE ADDITION-FORT WORTH-85-27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,349
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

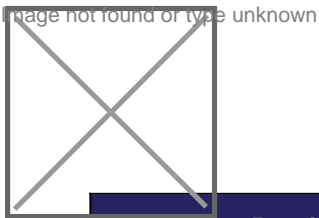
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
RIVERS MARCY
RIVERS MARK
Primary Owner Address:
5013 CASSIDY LN
FORT WORTH, TX 76244

Deed Date: 12/13/2024
Deed Volume:
Deed Page:
Instrument: [D224232744](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERS KERI	2/3/2021	D221032037		
GALINDO KATHLEEN;STARKEY AUSTIN	4/30/2018	D218092392		
FREELS KASSEY;LENIHAN DANIEL	2/4/2016	D216028646		
LENIHAN DANIEL;LENIHAN JEROLD M	2/19/2010	D210038882	0000000	0000000
D R HORTON-TEXAS LTD	1/1/2009	0000000000000000	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 ⁺
2025	\$347,828	\$75,000	\$422,828	\$422,828
2024	\$347,828	\$75,000	\$422,828	\$404,177
2023	\$374,885	\$75,000	\$449,885	\$367,434
2022	\$279,031	\$55,000	\$334,031	\$334,031
2021	\$252,331	\$55,000	\$307,331	\$307,331
2020	\$233,561	\$55,000	\$288,561	\$288,561

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.