



Address: [5708 EDWARDS RANCH RD](#)
City: FORT WORTH
Georeference: 11068-2-2
Subdivision: EDWARDS RANCH CLEARFORK ADDN
Neighborhood Code: MED-West Tarrant County General

Latitude: 32.7094613727
Longitude: -97.4092044465
TAD Map: 2024-376
MAPSCO: TAR-074Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDWARDS RANCH
CLEARFORK ADDN Block 2 Lot 2

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1
Year Built: 2010

Personal Property Account: [14286373](#)

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)
Notice Sent Date: 5/1/2025
Notice Value: \$1,948,222
Protest Deadline Date: 5/31/2024

Site Number: 80877043
Site Name: COOK CHILDRENS PEDIATRICS CLEARFORK
Site Class: MEDOff - Medical-Office
Parcels: 1
Primary Building Name: FORT WORTH PEDIATRICS / 41514521
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 7,970
Net Leasable Area⁺⁺⁺: 7,970
Percent Complete: 100%
Land Sqft^{*}: 52,184
Land Acres^{*}: 1.1980
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:
CLEARFORK MOB LLC
Primary Owner Address:
100 THROCKMORTON ST STE 700
FORT WORTH, TX 76102-2837

Deed Date: 7/1/2010
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D210166679](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLEARFORK RANCH LP	1/1/2010	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 ⁺
2025	\$1,530,742	\$417,480	\$1,948,222	\$1,948,222
2024	\$1,315,520	\$417,480	\$1,733,000	\$1,733,000
2023	\$1,575,020	\$417,480	\$1,992,500	\$1,992,500
2022	\$1,575,020	\$417,480	\$1,992,500	\$1,992,500
2021	\$1,575,020	\$417,480	\$1,992,500	\$1,992,500
2020	\$1,575,020	\$417,480	\$1,992,500	\$1,992,500

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.