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Address: [533 WILD IVY TR](#)
City: FORT WORTH
Georeference: 12751F-21-25
Subdivision: EMERALD PARK ADDITION - FW
Neighborhood Code: 2N100B

Latitude: 32.9307898608
Longitude: -97.3687807461
TAD Map: 2036-456
MAPSCO: TAR-020N



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

PROPERTY DATA

Legal Description: EMERALD PARK ADDITION -
FW Block 21 Lot 25

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$285,931

Protest Deadline Date: 5/24/2024

Site Number: 41541332

Site Name: EMERALD PARK ADDITION - FW-21-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,578

Percent Complete: 100%

Land Sqft^{*}: 6,681

Land Acres^{*}: 0.1533

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:

BREDNICK ANGELA NICOLE
BREDNICK SEAN EDWARD

Primary Owner Address:

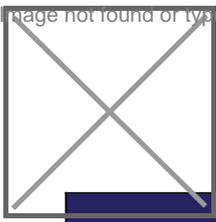
533 WILD IVY TRL
HASLET, TX 76052

Deed Date: 1/29/2020

Deed Volume:

Deed Page:

Instrument: [D220024325](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNATHAN LUEVANO TRUST	11/11/2019	D220012861		
LUEVANO AUDREE M;LUEVANO EDWARD	5/7/2015	D215174434		
LUEVANO JONATHON	1/31/2013	D213029022	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2011	00000000000000	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	\$210,931	\$75,000	\$285,931	\$285,931
2024	\$210,931	\$75,000	\$285,931	\$280,044
2023	\$253,043	\$45,000	\$298,043	\$254,585
2022	\$197,371	\$45,000	\$242,371	\$231,441
2021	\$165,401	\$45,000	\$210,401	\$210,401
2020	\$152,249	\$45,000	\$197,249	\$197,249

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.