



**Address:** [5624 PRADERA RD](#)  
**City:** FORT WORTH  
**Georeference:** 44580N-16-13  
**Subdivision:** VENTANA  
**Neighborhood Code:** 4A400R

**Latitude:** 32.6672834368  
**Longitude:** -97.5071429852  
**TAD Map:** 1994-364  
**MAPSCO:** TAR-086S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VENTANA Block 16 Lot 13

**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:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800039474

**Site Name:** VENTANA 16 13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,329

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,268

**Land Acres<sup>\*</sup>:** 0.1439

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

RIVERA PEREZ JEAN FRANCO  
RIVERA CAMPOS AHMED

**Primary Owner Address:**

5624 PRADERA RD  
FORT WORTH, TX 76126

**Deed Date:** 5/5/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222117718](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFFIN DEBORAH ELAINE;GRIFFIN KYLE WILLIAM	7/20/2020	<a href="#">D220175323</a>		
PERRY HOMES LLC	11/15/2019	<a href="#">D219264664</a>		

## 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	\$292,828	\$80,000	\$372,828	\$372,828
2024	\$292,828	\$80,000	\$372,828	\$372,828
2023	\$359,880	\$75,000	\$434,880	\$434,880
2022	\$299,053	\$75,000	\$374,053	\$360,766
2021	\$252,969	\$75,000	\$327,969	\$327,969
2020	\$0	\$52,500	\$52,500	\$52,500

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

- 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.