



**Address:** [5640 PRADERA RD](#)  
**City:** FORT WORTH  
**Georeference:** 44580N-16-17  
**Subdivision:** VENTANA  
**Neighborhood Code:** 4A400R

**Latitude:** 32.6667888872  
**Longitude:** -97.5068439214  
**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 17

**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:** None

**Protest Deadline Date:** 7/12/2024

**Site Number:** 800039483  
**Site Name:** VENTANA 16 17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,323  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,639  
**Land Acres<sup>\*</sup>:** 0.1524  
**Pool:** N

<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:**

JUAREZ VALERIE M

**Primary Owner Address:**

5640 PRADERA RD  
FORT WORTH, TX 76126

**Deed Date:** 8/21/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220210315](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERRY HOMES LLC	3/2/2020	<a href="#">D220055727</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	\$326,841	\$80,000	\$406,841	\$406,841
2024	\$326,841	\$80,000	\$406,841	\$406,841
2023	\$359,257	\$75,000	\$434,257	\$394,349
2022	\$283,499	\$75,000	\$358,499	\$358,499
2021	\$252,443	\$75,000	\$327,443	\$327,443
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

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.