



**Address:** [5325 CHATSWORTH LN](#)  
**City:** FORT WORTH  
**Georeference:** 22727-7-12  
**Subdivision:** KINGSRIDGE ADDITION  
**Neighborhood Code:** 3K300G

**Latitude:** 32.9233498472  
**Longitude:** -97.2698329249  
**TAD Map:** 2066-456  
**MAPSCO:** TAR-022Q



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

## PROPERTY DATA

**Legal Description:** KINGSRIDGE ADDITION Block 7  
Lot 12

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40275019

**Site Name:** KINGSRIDGE ADDITION-7-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,117

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,500

**Land Acres<sup>\*</sup>:** 0.2410

**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:**

MENDOZA DAVID  
MENDOZA EDITH

**Deed Date:** 5/28/2013

**Deed Volume:** 0000000

**Primary Owner Address:**

5325 CHATSWORTH LN  
FORT WORTH, TX 76244-5020

**Deed Page:** 0000000

**Instrument:** [D213138377](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AHRNS RAYMOND J	10/27/2004	<a href="#">D204343802</a>	0000000	0000000
LEGACY MONTEREY HOMES LP	9/2/2003	<a href="#">D203329339</a>	0017154	0000219
LUMBERMANS INVESTMENT CORP	1/1/2003	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$390,678	\$100,000	\$490,678	\$469,465
2023	\$375,000	\$100,000	\$475,000	\$426,786
2022	\$359,977	\$80,000	\$439,977	\$387,987
2021	\$282,407	\$80,000	\$362,407	\$352,715
2020	\$263,462	\$80,000	\$343,462	\$320,650

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.