



Address: [5317 CHATSWORTH LN](#)
City: FORT WORTH
Georeference: 22727-7-13
Subdivision: KINGSRIDGE ADDITION
Neighborhood Code: 3K300G

Latitude: 32.9233504685
Longitude: -97.2700654015
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 13

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: 40275027

Site Name: KINGSRIDGE ADDITION-7-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,649

Percent Complete: 100%

Land Sqft^{*}: 10,500

Land Acres^{*}: 0.2410

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:
PATEL REVOCABLE TRUST
Primary Owner Address:
1008 WESTHEIMER RD
SOUTHLAKE, TX 76092

Deed Date: 5/3/2021
Deed Volume:
Deed Page:
Instrument: [D221143946](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATEL SHIVANI;PATEL SUJAL	9/5/2019	D219204364		
BORSATTO K;BORSATTO MARCELO	7/30/2009	D209211825	0000000	0000000
KRAUSE HANJO O	9/9/2004	D204294184	0000000	0000000
LEGACY MONTEREY HOMES LP	9/2/2003	D203329339	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$446,242	\$100,000	\$546,242	\$546,242
2023	\$476,421	\$100,000	\$576,421	\$576,421
2022	\$409,142	\$80,000	\$489,142	\$489,142
2021	\$321,035	\$80,000	\$401,035	\$401,035
2020	\$299,115	\$80,000	\$379,115	\$379,115

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.