



**Address:** [5433 CHATSWORTH LN](#)  
**City:** FORT WORTH  
**Georeference:** 22727-8-10  
**Subdivision:** KINGSRIDGE ADDITION  
**Neighborhood Code:** 3K300G

**Latitude:** 32.9233332418  
**Longitude:** -97.2681664388  
**TAD Map:** 2066-456  
**MAPSCO:** TAR-022R



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

## PROPERTY DATA

**Legal Description:** KINGSRIDGE ADDITION Block 8  
Lot 10

**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:** 40275132

**Site Name:** KINGSRIDGE ADDITION-8-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,281

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,037

**Land Acres<sup>\*</sup>:** 0.2533

**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:**

MENDES ESTEVAM  
MENDES ERICA

**Deed Date:** 12/9/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216296101](#)

**Primary Owner Address:**

5433 CHATSWORTH LN  
KELLER, TX 76244-5022

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YAMANAKA RYAN;YAMANAKA SUSAN	9/19/2014	<a href="#">D214209267</a>		
HILL GAVIN C;HILL TERRY A	7/28/2011	<a href="#">D211194042</a>	0000000	0000000
WOOD JOHN D	7/1/2010	<a href="#">D211083562</a>	0000000	0000000
WOOD JOHN D;WOOD MARIE F EST	5/23/2008	<a href="#">D208218813</a>	0000000	0000000
HESS DARRELL;HESS MARY K	7/12/2004	<a href="#">D204238699</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	4/26/2004	<a href="#">D204130206</a>	0000000	0000000
KELLER 107 LTD	10/3/2003	<a href="#">D203421426</a>	0000000	0000000
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	\$400,000	\$100,000	\$500,000	\$500,000
2023	\$452,048	\$100,000	\$552,048	\$467,420
2022	\$387,525	\$80,000	\$467,525	\$424,927
2021	\$306,297	\$80,000	\$386,297	\$386,297
2020	\$286,443	\$80,000	\$366,443	\$366,443

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

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- 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.