



**Address:** [5216 WADDELL ST](#)  
**City:** SANSOM PARK  
**Georeference:** 34790-19-12RB  
**Subdivision:** ROBERTSON-HUNTER ADDITION  
**Neighborhood Code:** M2N01C

**Latitude:** 32.8045126112  
**Longitude:** -97.3985709111  
**TAD Map:** 2030-412  
**MAPSCO:** TAR-047W



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

## PROPERTY DATA

**Legal Description:** ROBERTSON-HUNTER  
ADDITION Block 19 Lot 12RB

**Jurisdictions:**

- CITY OF SANSOM PARK (039)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CASTLEBERRY ISD (917)

**State Code:** B

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX ASSISTANCE INC (00076)

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

**Site Number:** 40846938

**Site Name:** ROBERTSON-HUNTER ADDITION-19-12RB

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,994

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**  
CSQ GROUP LLC  
**Primary Owner Address:**  
5216 WADDELL ST  
FORT WORTH, TX 76114

**Deed Date:** 2/22/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221052341](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLINT DANIELLE;FLINT STEVE	7/12/2006	<a href="#">D206221856</a>	0000000	0000000
WONDER FUNDING II LLC	7/13/2005	<a href="#">D206025193</a>	0000000	0000000
BRIGHT VALLEY LLC	6/22/2005	<a href="#">D205237617</a>	0000000	0000000
STOKES CHARLES	1/1/2005	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	\$267,094	\$30,000	\$297,094	\$297,094
2023	\$264,861	\$30,000	\$294,861	\$294,861
2022	\$249,375	\$20,000	\$269,375	\$269,375
2021	\$204,899	\$15,000	\$219,899	\$219,899
2020	\$170,000	\$5,000	\$175,000	\$175,000

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.