



Address: [5801 EDWARDS RANCH RD](#)
City: FORT WORTH
Georeference: 11068-1-4
Subdivision: EDWARDS RANCH CLEARFORK ADDN
Neighborhood Code: OFC-West Tarrant County

Latitude: 32.7075650031
Longitude: -97.4103867703
TAD Map: 2024-376
MAPSCO: TAR-074Z



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

PROPERTY DATA

Legal Description: EDWARDS RANCH
CLEARFORK ADDN Block 1 Lot 4

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: F1

Year Built: 2014

Personal Property Account: [14932810](#)

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Protest Deadline Date: 5/15/2025

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Site Number: 80875983

Site Name: MT OFFICE BUILDING

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: Office- Low Rise MT

Primary Building Type: Commercial

Gross Building Area+++: 16,892

Net Leasable Area+++: 16,892

Percent Complete: 100%

Land Sqft*: 48,220

Land Acres*: 1.1070

Pool: N



OWNER INFORMATION

Current Owner:
HYELAND PROPERTIES LLC
Primary Owner Address:
5425 NIGHT SAGE LN
FORT WORTH, TX 76109

Deed Date: 4/13/2023
Deed Volume:
Deed Page:
Instrument: [D223062226](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
5801 EDWARDS RANCH PROPERTIES	2/28/2014	D214043735	0000000	0000000
1635 ROGERS LTD	8/28/2013	D213229646	0000000	0000000
CLEARFORK RANCH LP	1/1/2009	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	\$3,614,546	\$385,768	\$4,000,314	\$4,000,314
2023	\$3,614,546	\$385,768	\$4,000,314	\$4,000,314
2022	\$3,405,536	\$385,768	\$3,791,304	\$3,791,304
2021	\$3,064,232	\$385,768	\$3,450,000	\$3,450,000
2020	\$3,064,232	\$385,768	\$3,450,000	\$3,450,000

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.