



Address: [5456 NIGHT SAGE LN](#)
City: FORT WORTH
Georeference: 11069-14-21
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.6970877104
Longitude: -97.4097323447
TAD Map: 2024-372
MAPSCO: TAR-089E



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

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 14 Lot 21

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: A

Year Built: 2016

Personal Property Account: N/A

Agent: PROPERTY VALUE PROTEST CONSULTANTS, P.C. (00966)

Protest Deadline Date: 5/15/2025

Site Number: 41678788

Site Name: EDWARDS RANCH RIVERHILLS ADD-14-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,236

Percent Complete: 100%

Land Sqft^{*}: 15,965

Land Acres^{*}: 0.3665

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

CAGLE CHRIS
CAGLE CARLEY

Primary Owner Address:

5456 NIGHT SAGE LN
FORT WORTH, TX 76109

Deed Date: 8/1/2014

Deed Volume:

Deed Page:

Instrument: [D214166074](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASSCO DEVELOPMENT CO INC	1/1/2013	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	\$1,611,558	\$303,335	\$1,914,893	\$1,646,921
2023	\$1,496,665	\$303,335	\$1,800,000	\$1,497,201
2022	\$1,298,189	\$303,335	\$1,601,524	\$1,361,092
2021	\$934,021	\$303,335	\$1,237,356	\$1,237,356
2020	\$934,021	\$303,335	\$1,237,356	\$1,237,356

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.