

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 41678788

Address: 5456 NIGHT SAGE LN

City: FORT WORTH

Georeference: 11069-14-21

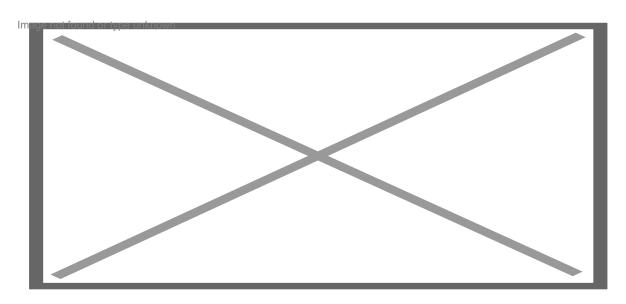
Subdivision: EDWARDS RANCH RIVERHILLS ADD

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)
Site Number: 41678788

TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)

Site Name: EDWARDS RANCH RIVERHILLS ADD-14-21

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905)

State Code: A

Percent Complete: 100%

Veer Builty 2016

Year Built: 2016

Personal Property Account: N/A

Land Sqft\*: 15,965

Land Acres\*: 0.3665

Agent: PROPERTY VALUE PROTEST CONSULTANT: Sy(00966)

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

+++ Rounded.

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<sup>\*</sup> 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	000000000000000	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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.