



**Address:** [5472 NIGHT SAGE LN](#)  
**City:** FORT WORTH  
**Georeference:** 11069-14-23  
**Subdivision:** EDWARDS RANCH RIVERHILLS ADD  
**Neighborhood Code:** 4T025C

**Latitude:** 32.6970470191  
**Longitude:** -97.4104027336  
**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 23

**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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41678818

**Site Name:** EDWARDS RANCH RIVERHILLS ADD-14-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,411

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,117

**Land Acres<sup>\*</sup>:** 0.3699

**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:**

HADLEY EMILY K

**Primary Owner Address:**

5472 NIGHT SAGE LN  
FORT WORTH, TX 76109

**Deed Date:** 11/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-22-213748

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HADLEY COLLIN C;HADLEY EMILY K	4/30/2014	<a href="#">D214087949</a>	0000000	0000000
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$1,591,046	\$306,223	\$1,897,269	\$1,570,580
2023	\$1,496,671	\$306,223	\$1,802,894	\$1,427,800
2022	\$1,224,702	\$306,223	\$1,530,925	\$1,298,000
2021	\$873,777	\$306,223	\$1,180,000	\$1,180,000
2020	\$878,881	\$301,119	\$1,180,000	\$1,180,000

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

- 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.