



Address: [5440 NIGHT SAGE LN](#)
City: FORT WORTH
Georeference: 11069-14-19
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.6971503804
Longitude: -97.4089016677
TAD Map: 2024-372
MAPSCO: TAR-088D



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

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 14 Lot 19

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: 2017

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/15/2025

Site Number: 800017240

Site Name: EDWARDS RANCH RIVERHILLS ADD 14 19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,352

Percent Complete: 100%

Land Sqft^{*}: 17,424

Land Acres^{*}: 0.4000

Pool: Y

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

READINGER ALLISON
READINGER ROBERT

Deed Date: 12/14/2016

Deed Volume:

Deed Page:

Instrument: [D216292188](#)

Primary Owner Address:

5440 NIGHT SAGE LN
FORT WORTH, TX 76109

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	\$1,269,738	\$331,056	\$1,600,794	\$1,600,794
2023	\$1,424,944	\$331,056	\$1,756,000	\$1,531,860
2022	\$1,206,573	\$331,056	\$1,537,629	\$1,392,600
2021	\$934,944	\$331,056	\$1,266,000	\$1,266,000
2020	\$868,944	\$331,056	\$1,200,000	\$1,200,000

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.