



Address: [5409 NIGHT SAGE LN](#)
City: FORT WORTH
Georeference: 11069-15-9
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.6966018389
Longitude: -97.4075809077
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 15 Lot 9

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: 2020

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Protest Deadline Date: 5/15/2025

Site Number: 800017251

Site Name: EDWARDS RANCH RIVERHILLS ADD 15 9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,967

Percent Complete: 100%

Land Sqft^{*}: 15,899

Land Acres^{*}: 0.3650

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

KENNEY CHRISTOPHER L
KENNEY JOHANNA N

Primary Owner Address:

5409 NIGHT SAGE LN
FORT WORTH, TX 76109

Deed Date: 2/8/2021

Deed Volume:

Deed Page:

Instrument: [D221041557](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOBECHE & BRANCH CONSTRUCTION GROUP LLC	7/13/2018	D218154627		

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	\$1,547,911	\$302,089	\$1,850,000	\$1,850,000
2023	\$1,531,911	\$302,089	\$1,834,000	\$1,834,000
2022	\$1,413,094	\$302,089	\$1,715,183	\$1,715,183
2021	\$961,876	\$302,089	\$1,263,965	\$1,263,965
2020	\$0	\$211,462	\$211,462	\$211,462

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.