

## LOCATION

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**Address:** [5504 CASTLE PEAK BEND](#)

**City:** FORT WORTH

**Georeference:** 44580N-33-8

**Subdivision:** VENTANA

**Neighborhood Code:** 4A400R

**Latitude:** 32.6725387178

**Longitude:** -97.5156570573

**TAD Map:** 1994-364

**MAPSCO:** TAR-085R



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** VENTANA Block 33 Lot 8  
WATER DISTRICT BOUNDARY SPLIT

**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:** 2022

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320)

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

**Site Number:** 800068022

**Site Name:** VENTANA Block 33 Lot 8

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 2,639

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,443

**Land Acres<sup>\*</sup>:** 0.0790

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

MERITAGE HOMES OF TEXAS LLC

**Primary Owner Address:**

18655 N CLARET DR SUITE #400  
SCOTTSDALE, AZ 85255

**Deed Date:**

**Deed Volume:**

**Deed Page:**

**Instrument:**

## VALUES

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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	\$190,683	\$44,800	\$235,483	\$235,483
2023	\$210,687	\$42,000	\$252,687	\$252,687
2022	\$0	\$29,400	\$29,400	\$29,400
0	\$0	\$0	\$0	\$0

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

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There are no exemptions for this property

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.