



LOCATION

Address: [5465 NIGHT SAGE LN](#)
City: FORT WORTH
Georeference: 11069-15-2
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.6964594828
Longitude: -97.4099875214
TAD Map: 2024-372
MAPSCO: TAR-089E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 15 Lot 2

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)

Site Number: 41678834
Site Name: EDWARDS RANCH RIVERHILLS ADD-15-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 6,431
Percent Complete: 100%
Land Sqft^{*}: 15,900
Land Acres^{*}: 0.3650
Pool: Y

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KAO HERMAN
KAO LAN KRISTIE LE
Primary Owner Address:
5465 NIGHT SAGE LN
FORT WORTH, TX 76109

Deed Date: 4/11/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214073876](#)

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	\$2,252,172	\$302,100	\$2,554,272	\$1,609,179
2023	\$1,719,642	\$302,100	\$2,021,742	\$1,462,890
2022	\$1,787,729	\$302,100	\$2,089,829	\$1,329,900
2021	\$906,900	\$302,100	\$1,209,000	\$1,209,000
2020	\$906,900	\$302,100	\$1,209,000	\$1,209,000

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.