



## LOCATION

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**Address:** [5417 NIGHT SAGE LN](#)  
**City:** FORT WORTH  
**Georeference:** 11069-15-8  
**Subdivision:** EDWARDS RANCH RIVERHILLS ADD  
**Neighborhood Code:** 4T025C

**Latitude:** 32.6965809121  
**Longitude:** -97.4079256368  
**TAD Map:** 2024-372  
**MAPSCO:** TAR-088D



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:** EDWARDS RANCH  
RIVERHILLS ADD Block 15 Lot 8

**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:** 800017244  
**Site Name:** EDWARDS RANCH RIVERHILLS ADD 15 8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,655  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,899  
**Land Acres<sup>\*</sup>:** 0.3650  
**Pool:** Y

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** None

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

<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

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**Current Owner:**

HENDERSON JOHN A IV  
HENDERSON MARY JEAN

**Primary Owner Address:**

5417 NIGHT SAGE LN  
FORT WORTH, TX 76109

**Deed Date:** 12/6/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D2172824139](#)

## 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	\$1,682,238	\$302,089	\$1,984,327	\$1,482,250
2023	\$1,582,168	\$302,089	\$1,884,257	\$1,347,500
2022	\$922,911	\$302,089	\$1,225,000	\$1,225,000
2021	\$922,911	\$302,089	\$1,225,000	\$1,225,000
2020	\$495,590	\$302,089	\$797,679	\$797,679

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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- 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.