



Address: [5812 SEA BREEZE LN](#)
City: FORT WORTH
Georeference: 24815-3-17
Subdivision: MARINE CREEK HEIGHTS ADDITION
Neighborhood Code: 2N040K

Latitude: 32.8250845752
Longitude: -97.4149684415
TAD Map: 2024-420
MAPSCO: TAR-046R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MARINE CREEK HEIGHTS
ADDITION Block 3 Lot 17

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 01630679
Site Name: MARINE CREEK HEIGHTS ADDITION-3-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,384
Percent Complete: 100%
Land Sqft^{*}: 8,158
Land Acres^{*}: 0.1872
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
PHIFFER KAYLA
Primary Owner Address:
5812 SEA BREEZE LN
FORT WORTH, TX 76135

Deed Date: 5/28/2019
Deed Volume:
Deed Page:
Instrument: [D219119834](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TERRY CHANCE J;TERRY LEIAH P	1/13/2017	D217011139		
CHITTY CHRISTOPHER R	10/30/2009	D209290767	0000000	0000000
BELCHER KEVIN;BELCHER KRISTIN	4/29/1999	00137970000325	0013797	0000325
GIBSON KEVIN B	2/26/1993	00109640000452	0010964	0000452
SECRETARY OF HUD	7/7/1992	00106940000282	0010694	0000282
WARD JAMES A;WARD SUSANNE	8/5/1985	00082650000368	0008265	0000368
R T DEVELOPMENT CO	3/14/1983	00074640001341	0007464	0001341
MARINE CREEK JOINT V	12/31/1900	00000000000000	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	\$176,786	\$55,000	\$231,786	\$231,786
2024	\$176,786	\$55,000	\$231,786	\$231,433
2023	\$225,687	\$35,000	\$260,687	\$210,394
2022	\$174,217	\$35,000	\$209,217	\$191,267
2021	\$138,879	\$35,000	\$173,879	\$173,879
2020	\$127,954	\$35,000	\$162,954	\$162,954

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.