



Address: [5701 SPRINGTIDE DR](#)
City: FORT WORTH
Georeference: 24815-7-12
Subdivision: MARINE CREEK HEIGHTS ADDITION
Neighborhood Code: 2N040K

Latitude: 32.8230595678
Longitude: -97.4118283921
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 7 Lot 12

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: 1995
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 01632345
Site Name: MARINE CREEK HEIGHTS ADDITION-7-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,550
Percent Complete: 100%
Land Sqft^{*}: 6,439
Land Acres^{*}: 0.1478
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:
MANODRITTA FAMILY TRUST
Primary Owner Address:
6345 MELANIE DR
FORT WORTH, TX 76131-1256

Deed Date: 3/23/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210070293](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOCK FELICIA;MOCK JAMES P	12/21/2005	D206008726	0000000	0000000
DAVIS CRISTA	2/8/2002	00154730000336	0015473	0000336
MITCHELL GINGER GAYLE	9/14/1997	00129500000440	0012950	0000440
MITCHELL GINGER;MITCHELL SILAS N	6/27/1997	00128340000448	0012834	0000448
PRUDENTIAL RES SERV LTD PTRN	6/20/1997	00128340000447	0012834	0000447
STROPOLI CARL K;STROPOLI SARA J	2/20/1996	00122700000988	0012270	0000988
MIRA INVESTMENTS INC	10/18/1995	00121460000020	0012146	0000020
CROSS ROBERT M ETAL	6/21/1991	00103110001402	0010311	0001402
R T DEVELOPMENT CO	3/14/1983	00074640001341	0007464	0001341

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	\$217,466	\$55,000	\$272,466	\$272,466
2024	\$217,466	\$55,000	\$272,466	\$272,466
2023	\$276,977	\$35,000	\$311,977	\$311,977
2022	\$192,091	\$35,000	\$227,091	\$227,091
2021	\$169,017	\$35,000	\$204,017	\$204,017
2020	\$147,362	\$35,000	\$182,362	\$182,362

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

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.