07-14-2025

+++ Rounded.

Current Owner:

OWNER INFORMATION

ANVAYA SHADYDELL HOLDINGS LLC **Primary Owner Address:** 2601 LITTLE ELM PKWY SYE 501 LITTLE ELM, TX 75068

Deed Date: 8/26/2021 **Deed Volume: Deed Page:** Instrument: D221250198

Tarrant Appraisal District Property Information | PDF Account Number: 05433002

Address: 5941 SHADYDELL DR

City: FORT WORTH Georeference: 24815-11-1 Subdivision: MARINE CREEK HEIGHTS ADDITION Neighborhood Code: M2S01H

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

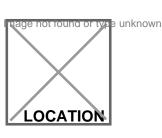
PROPERTY DATA

Legal Description: MARINE CREEK HEIGHTS ADDITION Block 11 Lot 1 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 05433002 **TARRANT COUNTY (220)** Site Name: MARINE CREEK HEIGHTS ADDITION-11-1 **TARRANT REGIONAL WATER DISTRICT (223)** Site Class: B - Residential - Multifamily **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** EAGLE MTN-SAGINAW ISD (918) Approximate Size+++: 4,352 State Code: B Percent Complete: 100% Year Built: 1985 Land Sqft*: 13,790 Personal Property Account: N/A Land Acres^{*}: 0.3165 Agent: THE RAY TAX GROUP LLC (01008) Pool: N Protest Deadline Date: 5/24/2024

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

Latitude: 32.8217183998 Longitude: -97.4186746333 TAD Map: 2024-420 MAPSCO: TAR-046Q





Previous Owners	Date	Instrument	Deed Volume	Deed Page
DCP TARRANT LLC	8/20/2021	D221243797		
SNYDER D PETER;SNYDER KIMANN	7/22/1993	00111820001073	0011182	0001073
ROLDAN RODOLFO	4/24/1989	00096080002206	0009608	0002206
SUMMIT NATIONAL BANK	7/12/1988	00095050001100	0009505	0001100
SMITH COKE	10/6/1987	00091440001118	0009144	0001118
PACE COKE SMITH;PACE MARC	8/16/1985	00082790002082	0008279	0002082
BLUBAUGH M A	6/12/1985	00082100001353	0008210	0001353
MARINE CREEK EST JOINT VENT	1/1/1984	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$385,822	\$18,000	\$403,822	\$403,822
2024	\$460,405	\$18,000	\$478,405	\$478,405
2023	\$527,985	\$18,000	\$545,985	\$545,985
2022	\$417,053	\$18,000	\$435,053	\$435,053
2021	\$362,000	\$18,000	\$380,000	\$380,000
2020	\$362,000	\$18,000	\$380,000	\$380,000

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

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.