



**Address:** [5749 SHADYDELL DR](#)  
**City:** FORT WORTH  
**Georeference:** 24815-11-16  
**Subdivision:** MARINE CREEK HEIGHTS ADDITION  
**Neighborhood Code:** M2S01H

**Latitude:** 32.8216945302  
**Longitude:** -97.4135548684  
**TAD Map:** 2024-420  
**MAPSCO:** TAR-046R



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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 16

**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:** B

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$495,639

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05433312  
**Site Name:** MARINE CREEK HEIGHTS ADDITION-11-16  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,622  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,695  
**Land Acres<sup>\*</sup>:** 0.3143  
**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:**

MAI JENNIE  
GLAM15 LLC  
HUYNH PHUC

**Primary Owner Address:**  
2320 COUNTRY GREEN LN  
ARLINGTON, TX 76011

**Deed Date:** 3/8/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224040996](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAI JENNIE;PHAM KEVIN	1/23/2024	<a href="#">D224013206</a>		
SIPPEL IRMA M;SIPPEL MARK T	4/6/2010	<a href="#">D210080568</a>	0000000	0000000
PEREZ JUAN;PEREZ RICARDO	7/28/2006	<a href="#">D206233155</a>	0000000	0000000
KEYES CORNELIUS M;KEYES SHEILA P	10/8/1996	00125510001516	0012551	0001516
MALLETT WILLIAM M JR	7/30/1988	00093560001941	0009356	0001941
REALTY ALLIANCE OF TEXAS LTD	12/30/1987	00091570001959	0009157	0001959
MBANK FT WORTH EAST	1/13/1987	00088130000229	0008813	0000229
DANCO PROPERTIES INC	7/30/1985	00082590001063	0008259	0001063
BLUBAUGH M A	6/12/1985	00082100001353	0008210	0001353
MARINE CREEK EST JOINT VENT	1/1/1984	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 <sup>+</sup>
2025	\$477,639	\$18,000	\$495,639	\$495,639
2024	\$477,639	\$18,000	\$495,639	\$495,639
2023	\$621,231	\$18,000	\$639,231	\$639,231
2022	\$468,974	\$18,000	\$486,974	\$486,974
2021	\$413,631	\$18,000	\$431,631	\$431,631
2020	\$394,997	\$18,000	\$412,997	\$412,997

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

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## Tarrant Appraisal District Property Information | PDF

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.