



Address: [4500 MARINE CREEK PKWY](#)
City: FORT WORTH
Georeference: 24819-1-1-70
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: APT-North Fort Worth

Latitude: 32.8236689405
Longitude: -97.3827687618
TAD Map: 2030-420
MAPSCO: TAR-047Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MARINE CREEK RANCH
ADDITION Block 1 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LAKE WORTH ISD (910)

Site Number: 80473954

Site Name: MARINE CREEK APTS

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 1

Primary Building Name: MARINE CREEK APTS / 05648173

Primary Building Type: Multi-Family

Gross Building Area⁺⁺⁺: 210,576

Net Leasable Area⁺⁺⁺: 208,664

Percent Complete: 100%

Land Sqft^{*}: 435,600

Land Acres^{*}: 10.0000

Pool: Y

State Code: BC

Year Built: 1985

Personal Property Account: [14885463](#)

Agent: CANTRELL MCCULLOCH INC (00751)

Notice Sent Date: 4/15/2025

Notice Value: \$36,034,186

Protest Deadline Date: 5/31/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

EXPONENTIAL PROPERTY GROUP VIII-D LLC

Primary Owner Address:

2545 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

Deed Date: 6/28/2018

Deed Volume:

Deed Page:

Instrument: [D218142315](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
#80 MARINE CREEK LTD PRTNSHP	8/20/1992	00107470000509	0010747	0000509
AMERICAN FEDERAL BANK F S B	2/5/1991	00101650000751	0010165	0000751
MARINE CREEK PARTNERS LTD	1/2/1985	00080460002205	0008046	0002205
MARINE CREEK RANCH JT VENTURE	10/19/1984	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 ⁺
2025	\$34,509,586	\$1,524,600	\$36,034,186	\$36,034,186
2024	\$30,375,400	\$1,524,600	\$31,900,000	\$31,900,000
2023	\$27,975,400	\$1,524,600	\$29,500,000	\$29,500,000
2022	\$25,475,400	\$1,524,600	\$27,000,000	\$27,000,000
2021	\$23,475,400	\$1,524,600	\$25,000,000	\$25,000,000
2020	\$20,655,400	\$1,524,600	\$22,180,000	\$22,180,000

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.