



Address: [5309 ROYAL BIRKDALE DR](#)
City: FORT WORTH
Georeference: 24812C-1-22
Subdivision: MARINE CREEK ESTATES ADDITION
Neighborhood Code: 2N040H

Latitude: 32.829136808
Longitude: -97.4039301187
TAD Map: 2024-420
MAPSCO: TAR-047N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MARINE CREEK ESTATES
ADDITION Block 1 Lot 22

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)

State Code: A
Year Built: 1999
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07336934
Site Name: MARINE CREEK ESTATES ADDITION-1-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,148
Percent Complete: 100%
Land Sqft^{*}: 6,534
Land Acres^{*}: 0.1500
Pool: N

⁺⁺⁺ Rounded.

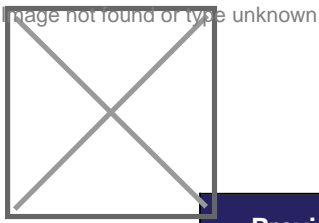
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KINKADE MARK G
KINKADE HANNAH N
Primary Owner Address:
5309 ROYAL BIRKDALE DR
FORT WORTH, TX 76135

Deed Date: 3/22/2021
Deed Volume:
Deed Page:
Instrument: [D221078251](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------|-----------|----------------------------|-------------|-----------|
| GUERRY KRISTY | 8/10/2017 | D217188507 | | |
| JENNINGS MICHAEL A | 5/26/2000 | 00143680000458 | 0014368 | 0000458 |
| CENTEX HOMES | 1/1/1999 | 000000000000000 | 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 | \$220,000 | \$60,000 | \$280,000 | \$280,000 |
| 2024 | \$220,000 | \$60,000 | \$280,000 | \$280,000 |
| 2023 | \$297,065 | \$40,000 | \$337,065 | \$284,954 |
| 2022 | \$219,049 | \$40,000 | \$259,049 | \$259,049 |
| 2021 | \$197,450 | \$40,000 | \$237,450 | \$237,196 |
| 2020 | \$175,633 | \$40,000 | \$215,633 | \$215,633 |

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.