



Address: [5405 RITA KAY LN](#)
City: FORT WORTH
Georeference: 46930-1-ALL-C
Subdivision: HIDDEN OAKS MHP
Neighborhood Code: 220-MHImpOnly

Latitude: 32.6794457276
Longitude: -97.2590893935
TAD Map: 2072-368
MAPSCO: TAR-092M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIDDEN OAKS MHP PAD 15
2002 SOUTHERN ENERGY 16 X 66 LB#
NTA1187841 ARC1666

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: M1
Year Built: 2002
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40126978
Site Name: HIDDEN OAKS MHP-15-80
Site Class: M1 - Residential - Mobile Home Imp-Only
Parcels: 1
Approximate Size⁺⁺⁺: 1,056
Percent Complete: 100%
Land Sqft^{*}: 0
Land Acres^{*}: 0.0000
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:
MHP MANAGER LLC
Primary Owner Address:
4600 COX RD STE 400
GLEN ALLEN, VA 23060

Deed Date: 12/30/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------|------------|-----------------|-------------|-----------|
| ARC III LLC | 12/31/2007 | 000000000000000 | 0000000 | 0000000 |
| WILLIAMS VICKI R | 5/1/2002 | 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 | \$10,480 | \$0 | \$10,480 | \$10,480 |
| 2024 | \$10,480 | \$0 | \$10,480 | \$10,480 |
| 2023 | \$10,999 | \$0 | \$10,999 | \$10,999 |
| 2022 | \$11,518 | \$0 | \$11,518 | \$11,518 |
| 2021 | \$12,038 | \$0 | \$12,038 | \$12,038 |
| 2020 | \$12,557 | \$0 | \$12,557 | \$12,557 |

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.