



**Address:** [5216 SIOUX CREEK LN](#)  
**City:** FORT WORTH  
**Georeference:** 25812-5-11  
**Subdivision:** MERWICK ADDITION  
**Neighborhood Code:** 3K300C

**Latitude:** 32.9124731766  
**Longitude:** -97.2709893676  
**TAD Map:** 2066-452  
**MAPSCO:** TAR-022Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MERWICK ADDITION Block 5  
Lot 11

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40253848

**Site Name:** MERWICK ADDITION-5-11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,813

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,325

**Land Acres<sup>\*</sup>:** 0.1452

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

KESSY ELIZABETH SAMBOU REVOCABLE TRUST  
YA'ROSE ANNE SAMBOU REVOCABLE TRUST

**Primary Owner Address:**

7111 SANTA MONICA BLVD #B488  
W HOLLYWOOD, CA 90046

**Deed Date:** 8/23/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221254858](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAMBOU RAPHAEL	8/23/2021	<a href="#">D221251478</a>		
SARR SAINABOU	5/27/2015	<a href="#">D215116059</a>		
GENTRY SUE-ANNE	2/23/2010	<a href="#">D210043861</a>	0000000	0000000
LOPEZ BENILDE	6/13/2007	000000000000000	0000000	0000000
LOPEZ ANTONIA D EST	8/30/2006	<a href="#">D206291290</a>	0000000	0000000
CHELDAN HOMES LP	3/27/2006	<a href="#">D206096974</a>	0000000	0000000
MERWICK REALTY LP	4/29/2003	001669100000035	0016691	0000035
MANHATTAN MARATHON INVEST LP	1/1/2003	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 <sup>+</sup>
2025	\$291,374	\$60,000	\$351,374	\$351,374
2024	\$291,374	\$60,000	\$351,374	\$351,374
2023	\$294,793	\$60,000	\$354,793	\$354,793
2022	\$251,071	\$50,000	\$301,071	\$301,071
2021	\$195,598	\$50,000	\$245,598	\$245,598
2020	\$179,954	\$50,000	\$229,954	\$229,954

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.