



**Address:** [5509 SECCO DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-2-40  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N0400

**Latitude:** 32.8371633261  
**Longitude:** -97.4063234455  
**TAD Map:** 2024-424  
**MAPSCO:** TAR-046M



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 2 Lot 40

**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:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$457,797

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

**Site Number:** 40368815

**Site Name:** MARINE CREEK RANCH ADDITION-2-40

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,002

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,583

**Land Acres<sup>\*</sup>:** 0.2199

**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:**

KANDAH SAM  
KANDAH NICOLE

**Primary Owner Address:**

5509 SECCO DR  
FORT WORTH, TX 76179

**Deed Date:** 6/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224097181](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FUZZELL GINA MARIE	6/27/2017	<a href="#">D217153968</a>		
TEDFORD R SCOTT	4/14/2005	<a href="#">D205106792</a>	0000000	0000000
HORIZON HOMES LTD	12/15/2004	<a href="#">D204399845</a>	0000000	0000000
M & C DEVELOPMENT LTD	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	\$276,000	\$100,000	\$376,000	\$376,000
2024	\$357,797	\$100,000	\$457,797	\$366,025
2023	\$427,561	\$65,000	\$492,561	\$332,750
2022	\$320,697	\$65,000	\$385,697	\$302,500
2021	\$210,000	\$65,000	\$275,000	\$275,000
2020	\$210,000	\$65,000	\$275,000	\$275,000

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

- 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.