



**Address:** [5813 LAMB CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-2-45  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N0400

**Latitude:** 32.8366681076  
**Longitude:** -97.406533672  
**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 45

**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:** 2015  
**Personal Property Account:** N/A  
**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00024)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$453,294  
**Protest Deadline Date:** 5/24/2024

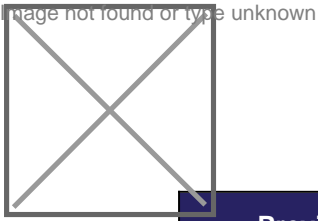
**Site Number:** 40368874  
**Site Name:** MARINE CREEK RANCH ADDITION-2-45  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,789  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,019  
**Land Acres<sup>\*</sup>:** 0.2300

<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:**  
FRANTUM PATRICIA ANN  
**Primary Owner Address:**  
5813 LAMB CREEK DR  
FORT WORTH, TX 76179

**Deed Date:** 12/31/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216000011](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	6/2/2015	<a href="#">D215116643</a>		
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	\$353,294	\$100,000	\$453,294	\$450,764
2024	\$353,294	\$100,000	\$453,294	\$409,785
2023	\$421,993	\$65,000	\$486,993	\$372,532
2022	\$319,033	\$65,000	\$384,033	\$338,665
2021	\$242,878	\$64,999	\$307,877	\$307,877
2020	\$242,878	\$64,999	\$307,877	\$307,877

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.