



**Address:** [5624 CALF CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-4-35  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040G

**Latitude:** 32.8356699967  
**Longitude:** -97.4091368562  
**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 4 Lot 35

**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:** 2004

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 40369730

**Site Name:** MARINE CREEK RANCH ADDITION-4-35

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,039

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,663

**Land Acres<sup>\*</sup>:** 0.1300

**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:**

BEDARD JUSTIN FRANKLIN  
BEDARD MELANIE LAUREN

**Primary Owner Address:**

5624 CALF CREEK DR  
FORT WORTH, TX 76179

**Deed Date:** 12/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222002442](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZILLOW HOMES PROPERTY TRUST	8/25/2021	<a href="#">D221247812</a>		
MAYUNGBE TEMITOPE;OYEGUNLE OMOSANYA	9/17/2018	<a href="#">D218208101</a>		
VAN ORDEN JASON;VAN ORDEN SARAH	7/24/2009	<a href="#">D209203020</a>	0000000	0000000
SIMS JEREMY O;SIMS NATALIE A	6/25/2004	<a href="#">D204210681</a>	0000000	0000000
HORIZON HOMES LTD	3/15/2004	<a href="#">D204090920</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	\$225,802	\$65,000	\$290,802	\$290,802
2024	\$225,802	\$65,000	\$290,802	\$290,802
2023	\$242,000	\$50,000	\$292,000	\$292,000
2022	\$238,441	\$50,000	\$288,441	\$288,441
2021	\$187,685	\$50,000	\$237,685	\$237,685
2020	\$174,449	\$50,000	\$224,449	\$224,449

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.