



Address: [5629 BLANCA CT](#)
City: FORT WORTH
Georeference: 24819-4-47
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040G

Latitude: 32.8361531253
Longitude: -97.4084173037
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 47

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$346,506

Protest Deadline Date: 5/24/2024

Site Number: 40369870

Site Name: MARINE CREEK RANCH ADDITION-4-47

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,947

Percent Complete: 100%

Land Sqft^{*}: 10,454

Land Acres^{*}: 0.2399

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:

EVARTT BOBBY E

EVARTT AMY K

Primary Owner Address:

5629 BLANCA CT
FORT WORTH, TX 76179-7506

Deed Date: 5/28/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204167733](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LP	1/29/2004	D204035031	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 ⁺
2025	\$281,506	\$65,000	\$346,506	\$346,506
2024	\$281,506	\$65,000	\$346,506	\$319,440
2023	\$319,641	\$50,000	\$369,641	\$290,400
2022	\$269,922	\$50,000	\$319,922	\$264,000
2021	\$190,000	\$50,000	\$240,000	\$240,000
2020	\$190,000	\$50,000	\$240,000	\$240,000

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.