

Tarrant Appraisal District

Property Information | PDF

Account Number: 40370321

Address: 5641 BROKEN GAP DR

City: FORT WORTH
Georeference: 24819-5-25

Subdivision: MARINE CREEK RANCH ADDITION

Neighborhood Code: 2N040G

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

## PROPERTY DATA

Legal Description: MARINE CREEK RANCH

ADDITION Block 5 Lot 25

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: 2006

Personal Property Account: N/A

Agent: None

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

Site Number: 40370321

Site Name: MARINE CREEK RANCH ADDITION-5-25

Site Class: A1 - Residential - Single Family

Latitude: 32.8364756979

**TAD Map:** 2024-424 **MAPSCO:** TAR-046M

Longitude: -97.4103296355

Parcels: 1

Approximate Size+++: 2,150
Percent Complete: 100%

Land Sqft\*: 6,534 Land Acres\*: 0.1500

Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner:
ESTRADA JAVIER
ESTRADA ROSARIO
Primary Owner Address:
5641 BROKEN GAP DR
FORT WORTH, TX 76179-7521

Deed Date: 10/13/2006

Deed Volume: 0000000

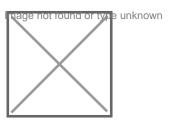
Deed Page: 0000000

Instrument: D206325914

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HORIZON HOMES LTD	10/24/2005	D205332947	0000000	0000000
M & C DEVELOPMENT LTD	1/1/2003	00000000000000	0000000	0000000

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



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$264,702	\$65,000	\$329,702	\$329,702
2024	\$264,702	\$65,000	\$329,702	\$329,702
2023	\$280,242	\$50,000	\$330,242	\$330,242
2022	\$244,993	\$50,000	\$294,993	\$294,993
2021	\$192,587	\$50,000	\$242,587	\$242,587
2020	\$178,912	\$50,000	\$228,912	\$228,912

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.