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**Address:** [5616 BROKEN GAP DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-6-4  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040G

**Latitude:** 32.8354588254  
**Longitude:** -97.4103079961  
**TAD Map:** 2024-424  
**MAPSCO:** TAR-046M



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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 6 Lot 4

**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:** None

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

**Notice Value:** \$267,760

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

**Site Number:** 40370380

**Site Name:** MARINE CREEK RANCH ADDITION-6-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,593

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

CRAWFORD ABIGAIL

**Primary Owner Address:**

5616 BROKEN GAP DR  
FORT WORTH, TX 76179

**Deed Date:** 8/10/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216183302](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUZIC FAMILY REVOCABLE TRUST	7/7/2016	<a href="#">D216160156</a>		
RUZIC JOSEPH P III;RUZIC M G	5/23/2007	<a href="#">D207187679</a>	0000000	0000000
SCOTT LISA RUTH	2/25/2005	<a href="#">D205057163</a>	0000000	0000000
WEEKLEY HOMES LP	12/8/2004	<a href="#">D204382609</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	\$202,760	\$65,000	\$267,760	\$267,760
2024	\$202,760	\$65,000	\$267,760	\$263,980
2023	\$228,773	\$50,000	\$278,773	\$239,982
2022	\$187,907	\$50,000	\$237,907	\$218,165
2021	\$148,332	\$50,000	\$198,332	\$198,332
2020	\$138,018	\$50,000	\$188,018	\$188,018

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.