



**Address:** [5617 PIEDRA DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-7-15  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040G

**Latitude:** 32.83578725  
**Longitude:** -97.411823151  
**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 7 Lot 15

**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:** RYAN LLC (00672F)

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

**Site Number:** 40370720

**Site Name:** MARINE CREEK RANCH ADDITION-7-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,236

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

2019-1 IH BORROWER LP

**Primary Owner Address:**

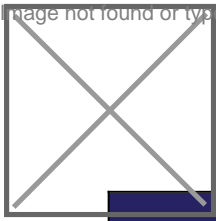
1717 MAIN ST STE 2000  
DALLAS, TX 75201

**Deed Date:** 6/7/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219124008](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH 2016-2 BORROWER LLC	11/3/2016	<a href="#">D216262223</a>		
TARBERT LLC	11/4/2014	<a href="#">D214242534</a>		
BAINS DAVINDER;BAINS PARAMJIT	8/24/2005	<a href="#">D205253742</a>	0000000	0000000
HORIZON HOMES LTD	12/15/2004	<a href="#">D204399847</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	\$320,989	\$65,000	\$385,989	\$385,989
2024	\$320,989	\$65,000	\$385,989	\$385,989
2023	\$354,815	\$50,000	\$404,815	\$404,815
2022	\$253,908	\$50,000	\$303,908	\$303,908
2021	\$215,880	\$50,000	\$265,880	\$265,880
2020	\$203,863	\$50,000	\$253,863	\$253,863

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

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.