



Address: [5860 PEARL OYSTER LN](#)
City: FORT WORTH
Georeference: 24819-10-48
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040G

Latitude: 32.8394046332
Longitude: -97.4159468185
TAD Map: 2024-424
MAPSCO: TAR-046G



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 10 Lot 48

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)

Site Number: 40455203

Site Name: MARINE CREEK RANCH ADDITION-10-48

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,625

Percent Complete: 100%

Land Sqft ^{*}: 8,512

Land Acres ^{*}: 0.1954

Pool: N

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$273,965

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MANZANAREZ JAIME NOEL

Primary Owner Address:

5860 PEARL OYSTER LN
FORT WORTH, TX 76179

Deed Date: 12/8/2020

Deed Volume:

Deed Page:

Instrument: [D220323922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS RAQUEL R	9/23/2013	D213252172	0000000	0000000
ALMONTE BIENVENIDO	4/7/2005	D205102454	0000000	0000000
D.R. HORTON TEXAS LTD	7/7/2004	D204218076	0000000	0000000
ARCADIA LAND PARTNERS 19 LTD	1/1/2004	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	\$208,965	\$65,000	\$273,965	\$273,965
2024	\$208,965	\$65,000	\$273,965	\$270,215
2023	\$235,710	\$50,000	\$285,710	\$245,650
2022	\$193,700	\$50,000	\$243,700	\$223,318
2021	\$153,016	\$50,000	\$203,016	\$203,016
2020	\$142,415	\$50,000	\$192,415	\$192,415

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.