



Address: [5865 PEARL OYSTER LN](#)
City: FORT WORTH
Georeference: 24819-13-15
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040G

Latitude: 32.8394054
Longitude: -97.4165422343
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 13 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: 2004
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40456145
Site Name: MARINE CREEK RANCH ADDITION-13-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,387
Percent Complete: 100%
Land Sqft^{*}: 5,934
Land Acres^{*}: 0.1362
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:
CENICEROS JOCELYN
FALCON JUAN
Primary Owner Address:
3560 HEDERICK ST
FORT WORTH, TX 76111

Deed Date: 12/13/2018
Deed Volume:
Deed Page:
Instrument: [D218281117](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAGAN VICTOR L;PERDOMO CLARA M	6/22/2017	D217142483		
MENDEZ JOSHUA B;MENDEZ RILEY	3/18/2016	D216057575		
DICKEY TRACY	5/12/2006	D206148677	0000000	0000000
DR HORTON - TEXAS LTD	4/20/2004	D204131305	0000000	0000000
ARCADIA REALTY CORP	1/1/2004	0000000000000000	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	\$272,037	\$65,000	\$337,037	\$337,037
2024	\$272,037	\$65,000	\$337,037	\$337,037
2023	\$307,376	\$50,000	\$357,376	\$357,376
2022	\$251,832	\$50,000	\$301,832	\$301,832
2021	\$198,040	\$50,000	\$248,040	\$248,040
2020	\$184,010	\$50,000	\$234,010	\$234,010

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.