

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 41430271

Address: 5808 PINE FLAT CT

City: FORT WORTH
Georeference: 24819-V-5

Subdivision: MARINE CREEK RANCH ADDITION

Neighborhood Code: 2N040P

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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 V Lot 5

**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: 2014

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41430271

Site Name: MARINE CREEK RANCH ADDITION-V-5

Site Class: A1 - Residential - Single Family

Latitude: 32.8454836036

**TAD Map:** 2024-428 **MAPSCO:** TAR-046H

Longitude: -97.4092784122

Parcels: 1

Approximate Size+++: 4,338
Percent Complete: 100%

Land Sqft\*: 12,589 Land Acres\*: 0.2890

Pool: Y

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

DAVIS WILLIAM L

Deed Date: 2/25/2015

DAVIS LAURA

Primary Owner Address:

5808 PINE FLAT CT

Deed Volume:

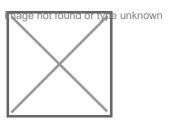
Deed Page:

FORT WORTH, TX 76179 Instrument: <u>D215041163</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	6/21/2014	D215038337		
M & C DEVELOPMENT LTD	1/1/2008	00000000000000	0000000	0000000

08-13-2025 Page 1

<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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$447,000	\$100,000	\$547,000	\$547,000
2024	\$447,000	\$100,000	\$547,000	\$547,000
2023	\$500,000	\$75,000	\$575,000	\$539,721
2022	\$450,722	\$75,000	\$525,722	\$490,655
2021	\$381,207	\$75,000	\$456,207	\$446,050
2020	\$330,500	\$75,000	\$405,500	\$405,500

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

## **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.

08-13-2025 Page 2

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