



Address: [5821 PINE FLAT CT](#)
City: FORT WORTH
Georeference: 24819-V-12
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040P

Latitude: 32.8446380711
Longitude: -97.4092021337
TAD Map: 2024-428
MAPSCO: TAR-046H



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 V Lot 12

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: 41430360
Site Name: MARINE CREEK RANCH ADDITION-V-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,998
Percent Complete: 100%
Land Sqft^{*}: 7,841
Land Acres^{*}: 0.1800
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:
HUTCH SANDYHAI
REESE KEVIN
Primary Owner Address:
5821 PINE FLAT CT
FORT WORTH, TX 76179

Deed Date: 9/4/2020
Deed Volume:
Deed Page:
Instrument: [D220223912](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAH NAUSHEEN H;SHAH RAZA A	7/28/2014	D214162940	0000000	0000000
FIRST TEXAS HOMES INC	11/15/2013	D213299648	0000000	0000000
M & C DEVELOPMENT LTD	1/1/2008	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	\$446,806	\$100,000	\$546,806	\$546,806
2024	\$446,806	\$100,000	\$546,806	\$546,073
2023	\$482,686	\$75,000	\$557,686	\$496,430
2022	\$399,877	\$75,000	\$474,877	\$451,300
2021	\$335,273	\$75,000	\$410,273	\$410,273
2020	\$285,000	\$75,000	\$360,000	\$360,000

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.