



Address: [5716 SLEEPY CREEK LN](#)
City: FORT WORTH
Georeference: 24819-V-17
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040P

Latitude: 32.8446356712
Longitude: -97.4086532895
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 17

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: 2010
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41430417
Site Name: MARINE CREEK RANCH ADDITION-V-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,633
Percent Complete: 100%
Land Sqft^{*}: 8,712
Land Acres^{*}: 0.2000
Pool: Y

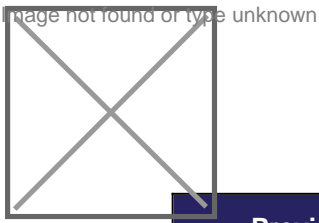
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
YOUSSEF NASHWA ABO
YOUSSEF MOHEB
Primary Owner Address:
5716 SLEEPY CREEK LN
FORT WORTH, TX 76179

Deed Date: 11/28/2023
Deed Volume:
Deed Page:
Instrument: [D223211835](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZISCHKE WILLIAM J EST	8/3/2011	D211241041	0000000	0000000
FIRST TEXAS HOMES INC	3/30/2010	D210076499	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	\$370,000	\$100,000	\$470,000	\$470,000
2024	\$422,647	\$100,000	\$522,647	\$522,647
2023	\$449,000	\$75,000	\$524,000	\$524,000
2022	\$375,355	\$75,000	\$450,355	\$407,000
2021	\$295,000	\$75,000	\$370,000	\$370,000
2020	\$291,454	\$75,000	\$366,454	\$366,454

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.