



Address: [5909 TROUT DR](#)
City: FORT WORTH
Georeference: 24819-F-8
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040W

Latitude: 32.841891345
Longitude: -97.4166087908
TAD Map: 2024-424
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 F Lot 8

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: 2016
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41586824
Site Name: MARINE CREEK RANCH ADDITION-F-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,614
Percent Complete: 100%
Land Sqft^{*}: 5,357
Land Acres^{*}: 0.1229
Pool: N

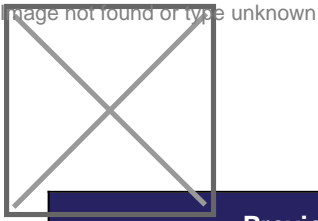
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
RICHEY VIVIAN
KIM ELAINE SANGEUN
HOANG KHANH
Primary Owner Address:
44 CHARDONNAY
IRVINE, CA 92614

Deed Date: 4/7/2022
Deed Volume:
Deed Page:
Instrument: [D222091471](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MWJ LTD LLC	1/30/2020	D220025179		
ARMSTRONG MICHAEL;AYALA ELIZABETH N	12/15/2016	D216293058		
CHELDAN HOMES LP	3/25/2016	D216060855		
LAKE HOLLOW CORP	1/1/2012	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	\$222,425	\$75,000	\$297,425	\$297,425
2024	\$222,425	\$75,000	\$297,425	\$297,425
2023	\$234,740	\$50,000	\$284,740	\$284,740
2022	\$211,779	\$50,000	\$261,779	\$261,779
2021	\$175,983	\$50,000	\$225,983	\$225,983
2020	\$162,768	\$50,000	\$212,768	\$212,768

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.