



**Address:** [5440 TUXBURY POND DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-I-7  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040Y

**Latitude:** 32.8482508692  
**Longitude:** -97.404365259  
**TAD Map:** 2024-428  
**MAPSCO:** TAR-047A



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 I Lot 7

**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:** 800014131  
**Site Name:** MARINE CREEK RANCH ADDITION I 7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,268  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,141  
**Land Acres<sup>\*</sup>:** 0.1410  
**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:**  
NGEUSANG MERCY  
**Primary Owner Address:**  
5440 TUXBURY POND DR  
FORT WORTH, TX 76179

**Deed Date:** 6/26/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217146474](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	8/1/2016	<a href="#">D216118942</a>		

**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 <sup>+</sup>
2025	\$387,557	\$90,000	\$477,557	\$477,557
2024	\$387,557	\$90,000	\$477,557	\$477,557
2023	\$401,075	\$70,000	\$471,075	\$442,286
2022	\$332,078	\$70,000	\$402,078	\$402,078
2021	\$313,718	\$70,000	\$383,718	\$382,382
2020	\$277,620	\$70,000	\$347,620	\$347,620

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.