



Address: [5228 FALLEN LEAF ST](#)
City: FORT WORTH
Georeference: 24819-B-13-71
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040Y

Latitude: 32.8491238622
Longitude: -97.4010238273
TAD Map: 2030-428
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 B Lot 13

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)

Site Number: 800021731

Site Name: MARINE CREEK RANCH ADDITION B 13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,662

Percent Complete: 100%

Land Sqft^{*}: 7,274

Land Acres^{*}: 0.1670

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (000695)
Pool: N

Notice Sent Date: 4/15/2025

Notice Value: \$521,018

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

YU HUA

WANG YUN

Primary Owner Address:

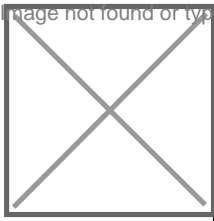
5228 FALLEN LEAF ST
FORT WORTH, TX 76179

Deed Date: 1/9/2018

Deed Volume:

Deed Page:

Instrument: [D218007757](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES	8/2/2017	D217087563		
M&C DEVELOPMENT LTD	8/1/2017	D217004225		

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	\$431,018	\$90,000	\$521,018	\$521,018
2024	\$431,018	\$90,000	\$521,018	\$475,530
2023	\$501,314	\$70,000	\$571,314	\$432,300
2022	\$323,000	\$70,000	\$393,000	\$393,000
2021	\$323,000	\$70,000	\$393,000	\$375,119
2020	\$271,017	\$70,000	\$341,017	\$341,017

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.