07-02-2025

# Tarrant Appraisal District Property Information | PDF Account Number: 42323175

Address: 5641 SALT SPRINGS DR

City: FORT WORTH Georeference: 24819-GG-11 Subdivision: MARINE CREEK RANCH ADDITION Neighborhood Code: 2N040Y

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This map, content, and location of property is provided by Google Services.

### PROPERTY DATA

Legal Description: MARINE CREEK RANCH ADDITION Block GG Lot 11			
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: 800025348 Site Name: MARINE CREEK RANCH ADDITION GG 11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size <sup>+++</sup> : 2,123		
State Code: A	Percent Complete: 100%		
Year Built: 2018	Land Sqft <sup>*</sup> : 5,710		
Personal Property Account: N/ALand Acres*: 0.1311Agent: GOODRICH REALTY CONSULTING (0097#bol: NProtest 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**

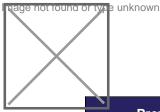
Current Owner: KUMM MADAN KUMM RAJYA Primary Owner Address: 10631 CANOE DR COPPELL, TX 75019

Deed Date: 1/28/2022 Deed Volume: Deed Page: Instrument: D222026787

Latitude: 32.8498663497 Longitude: -97.4085112084 TAD Map: 2024-428 MAPSCO: TAR-046D



# LOCATION



Previous Owners	Date	Instrument	Deed Volume	Deed Page
REDFINNOW BORROWER LLC	11/22/2021	D221346864		
CARROLL ALICIA D	4/15/2019	D219079079		
MHI PARTNERSHIP LTD	10/25/2018	D218239279		
M & C DEVELOPMENT LTD	12/22/2017	D217293760		

### 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	\$278,857	\$90,000	\$368,857	\$368,857
2024	\$278,857	\$90,000	\$368,857	\$368,857
2023	\$330,000	\$70,000	\$400,000	\$400,000
2022	\$247,700	\$70,000	\$317,700	\$317,700
2021	\$234,205	\$70,000	\$304,205	\$304,205
2020	\$207,662	\$70,000	\$277,662	\$277,662

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.