



**Address:** [5644 BROAD BAY LN](#)  
**City:** FORT WORTH  
**Georeference:** 24819-GG-24  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040Y

**Latitude:** 32.8495508305  
**Longitude:** -97.4086762232  
**TAD Map:** 2024-428  
**MAPSCO:** TAR-046D



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 GG Lot 24

**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:** 2018  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$350,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800025365  
**Site Name:** MARINE CREEK RANCH ADDITION GG 24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,923  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,710  
**Land Acres<sup>\*</sup>:** 0.1311  
**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:**  
MAGEE CARLEY  
MAGEE TAYLOR  
**Primary Owner Address:**  
5644 BROAD BAY LN  
FORT WORTH, TX 76179

**Deed Date:** 3/14/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224046326](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTER CARLEY A	9/23/2021	<a href="#">D223052871</a>		
CARTER CARLEY A; CARTER CODY N	7/12/2018	<a href="#">D218155418</a>		
IMPRESSION HOMES LLC	2/15/2018	<a href="#">D218035988</a>		
M & C DEVELOPMENT LTD	12/22/2017	<a href="#">D217293760</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	\$250,000	\$90,000	\$340,000	\$340,000
2024	\$260,000	\$90,000	\$350,000	\$340,897
2023	\$300,117	\$70,000	\$370,117	\$309,906
2022	\$233,939	\$70,000	\$303,939	\$281,733
2021	\$186,121	\$70,000	\$256,121	\$256,121
2020	\$186,121	\$70,000	\$256,121	\$256,121

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.