



Address: [5640 BROAD BAY LN](#)
City: FORT WORTH
Georeference: 24819-GG-25
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040Y

Latitude: 32.84955006
Longitude: -97.4085139698
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 25

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
Protest Deadline Date: 5/24/2024

Site Number: 800025371
Site Name: MARINE CREEK RANCH ADDITION GG 25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,077
Percent Complete: 100%
Land Sqft^{*}: 5,710
Land Acres^{*}: 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:
RIVERA LISSETTE ACEVEDO
ALLIVAND PIROUZ
Primary Owner Address:
5640 BROAD BAY LN
FORT WORTH, TX 76179

Deed Date: 11/9/2018
Deed Volume:
Deed Page:
Instrument: [D218252010](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	5/24/2018	D218114228		
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	\$285,550	\$90,000	\$375,550	\$375,550
2024	\$285,550	\$90,000	\$375,550	\$375,550
2023	\$331,517	\$70,000	\$401,517	\$346,639
2022	\$245,126	\$70,000	\$315,126	\$315,126
2021	\$231,752	\$70,000	\$301,752	\$301,752
2020	\$205,449	\$70,000	\$275,449	\$275,449

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.