



Address: [5812 TAYLORSVILLE DR](#)
City: FORT WORTH
Georeference: 24819-2-6-71
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040I

Latitude: 32.8416259271
Longitude: -97.4108684453
TAD Map: 2024-424
MAPSCO: TAR-046H



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 2 Lot 6 PER PLAT D219026510

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: 2019
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$383,964
Protest Deadline Date: 5/24/2024

Site Number: 800046358
Site Name: MARINE CREEK RANCH ADDITION 2 6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,856
Percent Complete: 100%
Land Sqft^{*}: 7,200
Land Acres^{*}: 0.1653
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:
RODGERS RYAN
Primary Owner Address:
5812 TAYLORSVILLE DR
FORT WORTH, TX 76179

Deed Date: 4/30/2024
Deed Volume:
Deed Page:
Instrument: [D224075791](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------------|-----------|----------------------------|-------------|-----------|
| CARTUS FINANCIAL CORPORATION | 4/3/2024 | D224075790 | | |
| KIDD AIDAN THOMAS;KIDD MICHAELA ALYSE | 3/13/2020 | D220065280 | | |
| IMPRESSION HOMES LLC | 8/2/2019 | D219142635 | | |

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 | \$293,964 | \$90,000 | \$383,964 | \$383,964 |
| 2024 | \$293,964 | \$90,000 | \$383,964 | \$383,964 |
| 2023 | \$305,728 | \$75,000 | \$380,728 | \$380,728 |
| 2022 | \$233,564 | \$75,000 | \$308,564 | \$308,564 |
| 2021 | \$209,778 | \$75,000 | \$284,778 | \$284,778 |
| 2020 | \$215,451 | \$75,000 | \$290,451 | \$290,451 |

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.