



**Address:** [5817 WATTS BAR CT](#)  
**City:** FORT WORTH  
**Georeference:** 24819-2-13-71  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040I

**Latitude:** 32.8419573884  
**Longitude:** -97.4113931451  
**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 13 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:** 2020  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$458,206  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800046353  
**Site Name:** MARINE CREEK RANCH ADDITION 2 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,770  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,200  
**Land Acres<sup>\*</sup>:** 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:**  
GARCIA HEATHER MICHELLE  
GARCIA EMMANUEL  
**Primary Owner Address:**  
5817 WATTS BAR CT  
FORT WORTH, TX 76179

**Deed Date:** 5/1/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225078844](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUCHOZA KEVIN A;SUCHOZA SARA N	6/25/2020	<a href="#">D220153775</a>		
IMPRESSION HOMES LLC	3/9/2020	<a href="#">D220060195</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	\$368,206	\$90,000	\$458,206	\$458,206
2024	\$368,206	\$90,000	\$458,206	\$443,903
2023	\$383,063	\$75,000	\$458,063	\$403,548
2022	\$291,862	\$75,000	\$366,862	\$366,862
2021	\$261,796	\$75,000	\$336,796	\$336,796
2020	\$0	\$52,500	\$52,500	\$52,500

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)
- DISABLED VET 50 to 69 PCT 11.22

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.