



Address: [5520 MOUNTAIN ISLAND DR](#)
City: FORT WORTH
Georeference: 24819-AA-2
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040Y

Latitude: 32.8518979383
Longitude: -97.4066405619
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 AA Lot 2

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: 2021
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800052774
Site Name: MARINE CREEK RANCH ADDITION AA 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,216
Percent Complete: 100%
Land Sqft^{*}: 6,609
Land Acres^{*}: 0.1517
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:
CRUZ MICHAEL A
CRUZ BRIANA M
Primary Owner Address:
5520 MOUNTAIN ISLAND DR
FORT WORTH, TX 76179

Deed Date: 11/23/2021
Deed Volume:
Deed Page:
Instrument: [D221345728](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	11/23/2020	D220311435		
CRYSTAL LAKE DEVELOPMENT LLC	8/2/2020	D218222983		



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	\$285,368	\$90,000	\$375,368	\$375,368
2024	\$285,368	\$90,000	\$375,368	\$375,368
2023	\$343,171	\$70,000	\$413,171	\$356,249
2022	\$253,863	\$70,000	\$323,863	\$323,863
2021	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

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.