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Address: [5504 MOUNTAIN ISLAND DR](#)
City: FORT WORTH
Georeference: 24819-AA-6
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040Y

Latitude: 32.8518956309
Longitude: -97.4059457207
TAD Map: 2024-428
MAPSCO: TAR-047A



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MARINE CREEK RANCH
ADDITION Block AA Lot 6

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

Notice Sent Date: 4/15/2025

Notice Value: \$454,730

Protest Deadline Date: 5/24/2024

Site Number: 800052779

Site Name: MARINE CREEK RANCH ADDITION AA 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,988

Percent Complete: 100%

Land Sqft^{*}: 6,882

Land Acres^{*}: 0.1580

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:

HAWORTH DEREK
HAWORTH TAYLOR

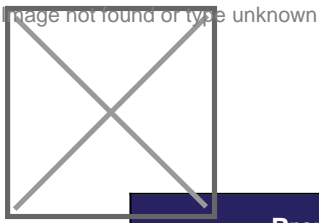
Primary Owner Address:
5504 MOUNTAIN ISLAND
FORT WORTH, TX 76179

Deed Date: 1/20/2025

Deed Volume:

Deed Page:

Instrument: [D225012687](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARRISON SCOTT;SARMIENTO IRIS	12/10/2021	D221364404		
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	\$364,730	\$90,000	\$454,730	\$454,730
2024	\$364,730	\$90,000	\$454,730	\$454,730
2023	\$423,796	\$70,000	\$493,796	\$421,027
2022	\$312,752	\$70,000	\$382,752	\$382,752
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.