



Address: [5609 MOUNTAIN ISLAND DR](#)
City: FORT WORTH
Georeference: 24819-DD-11
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040Y

Latitude: 32.8514288522
Longitude: -97.4074495743
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 DD Lot 11

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)

Site Number: 800052832
Site Name: MARINE CREEK RANCH ADDITION DD 11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,135
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

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

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MERINO RICARDO A
MERINO GUILLERMINA
Primary Owner Address:
5609 MOUNTAIN ISLAND DR
FORT WORTH, TX 76179

Deed Date: 12/31/2021
Deed Volume:
Deed Page:
Instrument: [D222004711](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DFH COVENTRY LLC	10/1/2021	D221288545		
MHI PARTNERSHIP LTD	4/14/2021	D221105380		
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	\$291,315	\$90,000	\$381,315	\$381,315
2024	\$291,315	\$90,000	\$381,315	\$381,315
2023	\$338,156	\$70,000	\$408,156	\$352,122
2022	\$250,111	\$70,000	\$320,111	\$320,111
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.