



Address: [5521 MOUNTAIN ISLAND DR](#)
City: FORT WORTH
Georeference: 24819-DD-16
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040Y

Latitude: 32.8514257363
Longitude: -97.4066362993
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 16

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: 800052839
Site Name: MARINE CREEK RANCH ADDITION DD 16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,142
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

State Code: A

Year Built: 2022

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:

GRIFFIN DANIELLE

Primary Owner Address:

5521 MOUNTAIN ISLAND DR
FORT WORTH, TX 76179

Deed Date: 10/20/2022

Deed Volume:

Deed Page:

Instrument: [D222254696](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DFH COVENTRY LLC	11/10/2021	D221331628		
MHI PARTNERSHIP LTD	8/13/2021	D221235313		
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	\$292,908	\$90,000	\$382,908	\$382,908
2024	\$292,908	\$90,000	\$382,908	\$382,908
2023	\$339,933	\$70,000	\$409,933	\$409,933
2022	\$0	\$49,000	\$49,000	\$49,000
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)
- DISABLED VET 30 to 49 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.