



**Address:** [5764 BROAD BAY LN](#)  
**City:** FORT WORTH  
**Georeference:** 24819-EE-23  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040Y

**Latitude:** 32.8514314335  
**Longitude:** -97.4106047363  
**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 EE Lot 23

**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:** \$531,623  
**Protest Deadline Date:** 5/24/2024

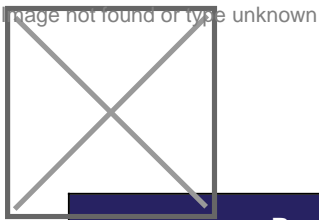
**Site Number:** 800052881  
**Site Name:** MARINE CREEK RANCH ADDITION EE 23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,687  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,890  
**Land Acres<sup>\*</sup>:** 0.2500  
**Pool:** N

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
MANESS MALCOLM G JR  
MANESS MELISSA A  
**Primary Owner Address:**  
5764 BROAD BAY LN  
FORT WORTH, TX 76179

**Deed Date:** 12/10/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220312335](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANESS MALCOLM G JR;MANESS MELISSA A	11/25/2020	<a href="#">D220312335</a>		
MHI PARTNERSHIP LTD	8/3/2020	<a href="#">D220117546</a>		
CRYSTAL LAKE DEVELOPMENT LLC	8/2/2020	<a href="#">D218222983</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	\$394,900	\$90,000	\$484,900	\$484,900
2024	\$441,623	\$90,000	\$531,623	\$455,910
2023	\$512,906	\$70,000	\$582,906	\$414,464
2022	\$378,914	\$70,000	\$448,914	\$376,785
2021	\$272,532	\$70,000	\$342,532	\$342,532
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.