



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⁺⁺⁺: 3,687
Percent Complete: 100%
Land Sqft^{*}: 10,890
Land Acres^{*}: 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	D220312335		
MHI PARTNERSHIP LTD	8/3/2020	D220117546		
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	\$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.