



Address: [5436 OTTER TR](#)
City: FORT WORTH
Georeference: 24819-G-4-71
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040Y

Latitude: 32.8503080468
Longitude: -97.4047161179
TAD Map: 2024-428
MAPSCO: TAR-047A



Google Map or type unknown

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

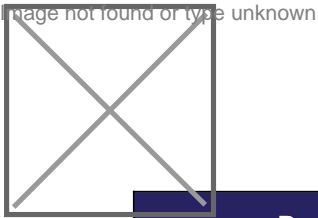
PROPERTY DATA

Legal Description: MARINE CREEK RANCH
ADDITION Block G Lot 4 50% UNDIVIDED
INTEREST
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN APPL (218)
Site Number: 800075962
Site Name: MARINE CREEK RANCH ADDITION Block G Lot 4 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size **+++**: 2,252
State Code: A
Percent Complete: 100%
Year Built: 2023
Land Sqft *****: 5,750
Personal Property Acres *****: 0.132
Agent: None **Pool:** N
Notice Sent
Date: 4/15/2025
Notice Value: \$193,849
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:
NGUYEN HOA THI
Primary Owner Address:
5436 OTTER TRL
FORT WORTH, TX 76179
Deed Date: 3/23/2024
Deed Volume:
Deed Page:
Instrument: [D224050051](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| NGUYEN HA MINH;NGUYEN HOA THI | 3/22/2024 | D224050051 | | |
| DFH COVENTRY LLC | 4/18/2023 | D223065183 | | |
| MCGUYER LAND HOLDINGS LLC | 9/1/2022 | D222218520 | | |

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 | \$148,849 | \$45,000 | \$193,849 | \$193,849 |
| 2024 | \$149,222 | \$45,000 | \$194,222 | \$194,222 |
| 2023 | \$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.