

Address: [5936 PINE RIVER LN](#)
City: FORT WORTH
Georeference: 24819-19-10
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040Z

Latitude: 32.8427064777
Longitude: -97.3988697778
TAD Map: 2030-424
MAPSCO: TAR-047E



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 19 Lot 10

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: 800083719
Site Name: MARINE CREEK RANCH ADDITION Block 19 Lot 10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,896
Percent Complete: 100%
Land Sqft^{*}: 9,353
Land Acres^{*}: 0.2147
Pool: N

State Code: A
Year Built: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$379,831
Protest Deadline Date: 5/24/2024

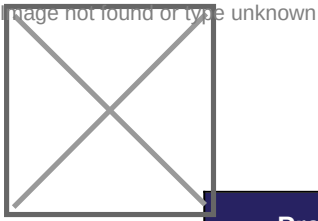
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
MANNEN PHILIP D
MANNEN JOHNA L
Primary Owner Address:
5936 PINE RIVER LN
FORT WORTH, TX 76179

Deed Date: 4/26/2024
Deed Volume:
Deed Page:
Instrument: [D224074592](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	11/7/2023	D223203040		

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	\$259,831	\$120,000	\$379,831	\$379,831
2024	\$0	\$84,000	\$84,000	\$84,000
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.