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**Address:** [5240 MARKHAM FERRY DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-26-27  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040Z

**Latitude:** 32.8417778649  
**Longitude:** -97.39976646  
**TAD Map:** 2030-424  
**MAPSCO:** TAR-047E



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

**PROPERTY DATA**

**Legal Description:** MARINE CREEK RANCH  
ADDITION Block 26 Lot 27

**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:** 800083800  
**Site Name:** MARINE CREEK RANCH ADDITION Block 26 Lot 27  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,004  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,750  
**Land Acres<sup>\*</sup>:** 0.1320  
**Pool:** N

**State Code:** A  
**Year Built:** 2024  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$386,096  
**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:**  
ARMIJO CHRISTINA NICOLE  
**Primary Owner Address:**  
5240 MARKHAM FERRY DR  
FORT WORTH, TX 76179

**Deed Date:** 6/28/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224116058](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	8/2/2023	<a href="#">D223115466</a>		



## VALUES

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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	\$266,096	\$120,000	\$386,096	\$386,096
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

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- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 100 PCT 11.131

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.