

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 43105711

Latitude: 32.8503080468 Address: 5436 OTTER TR City: FORT WORTH Longitude: -97.4047161179

> TAD Map: MAPSCO:

Georeference: 24819-G-4-71 Subdivision: MARINE CREEK RANCH ADDITION

Neighborhood Code: 2N040Y

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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 G Lot 4 50% UNDIVIDED

INTEREST Jurisdictions:

CITY OF FORT WORTH (026)

RINE CREEK RANCH ADDITION Block G Lot 4 50% UNDIVIDED INTEREST TARRANT REGIONAL WAT

TARRANT CSUR Flass AliTRE (224) - Single Family

TARRANT COUNTY COLLEGE (225) EAGLE MTNASDADE ON IAN WAITS DIZE 18): 2,252 State Code: Apercent Complete: 100%

Year Built: 2022and Sqft\*: 5,750 Personal Property Accessint NASO

Agent: None Pool: N

**Notice Sent** Date: 4/15/2025

**Notice Value: \$193,849** 

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** NGUYEN HA MINH

**Primary Owner Address:** 

5436 OTTER TRL

FORT WORTH, TX 76179

**Deed Date: 3/24/2024** 

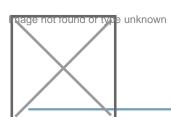
**Deed Volume: Deed Page:** 

Instrument: D224050051

**VALUES** 

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



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. <u>Tarrant County Tax Office Account Information</u>.

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
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.