



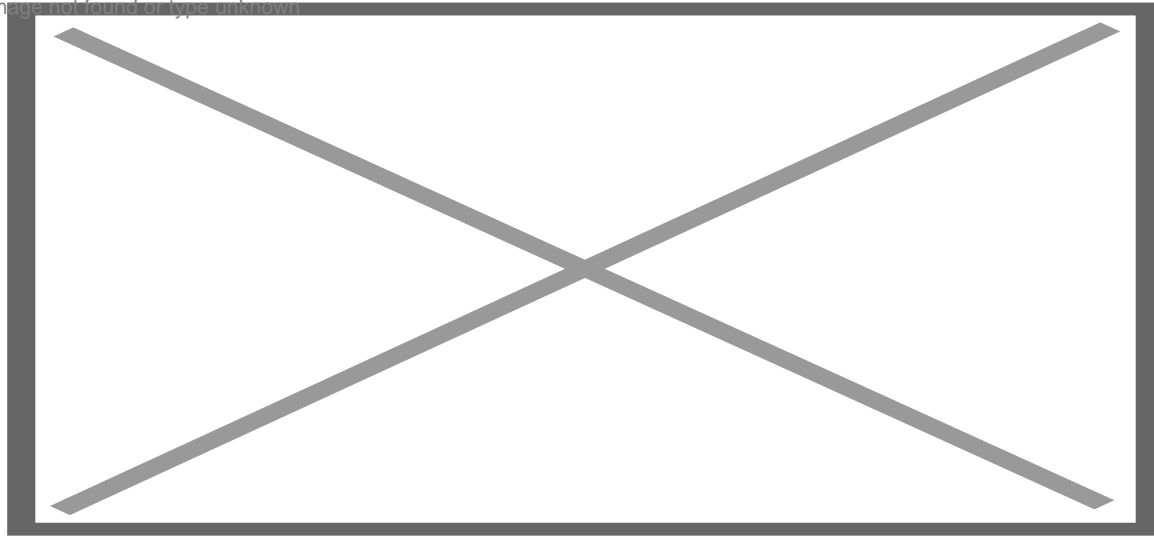
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**Address:** [5412 SHADY SPRINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 24813-7-26  
**Subdivision:** MARINE CREEK HILLS ADDITION  
**Neighborhood Code:** 2N050A

**Latitude:** 32.854337484  
**Longitude:** -97.4035650782  
**TAD Map:** 2024-432  
**MAPSCO:** TAR-047A



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

## PROPERTY DATA

**Legal Description:** MARINE CREEK HILLS  
ADDITION Block 7 Lot 26

**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:** 2012

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 41122089

**Site Name:** MARINE CREEK HILLS ADDITION-7-26

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,006

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**Pool:** Y

<sup>+++</sup> Rounded.

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



### OWNER INFORMATION

**Current Owner:**

SILENCE MARK  
SILENCE ELIZABETH

**Primary Owner Address:**

5412 SHADY SPRINGS TR  
FORT WORTH, TX 76179

**Deed Date:** 7/9/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224121572](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RATLIFF JENNIFER A;RATLIFF KYLE	4/4/2012	<a href="#">D212087160</a>	0000000	0000000
K B HOME LONE STAR LP	11/16/2011	<a href="#">D211281171</a>	0000000	0000000
GRAHAM MORTGAGE CORPORATION	9/15/2010	<a href="#">D210260040</a>	0000000	0000000
MARINE PARTNERS LLC	3/12/2008	<a href="#">D208126116</a>	0000000	0000000
HAWKINS FAMILY JOINT VENTURE	1/1/2006	00000000000000	0000000	0000000

### 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$334,608	\$60,000	\$394,608	\$347,687
2023	\$388,718	\$40,000	\$428,718	\$316,079
2022	\$321,830	\$40,000	\$361,830	\$269,163
2021	\$234,854	\$40,000	\$274,854	\$244,694
2020	\$182,449	\$40,000	\$222,449	\$222,449

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



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.