



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



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⁺⁺⁺: 3,006

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

Pool: Y

⁺⁺⁺ Rounded.

^{*} 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

Deed Date: 7/9/2024

Deed Volume:

Deed Page:

Instrument: [D224121572](#)

Primary Owner Address:

5412 SHADY SPRINGS TR
FORT WORTH, TX 76179

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RATLIFF JENNIFER A;RATLIFF KYLE	4/4/2012	D212087160	0000000	0000000
K B HOME LONE STAR LP	11/16/2011	D211281171	0000000	0000000
GRAHAM MORTGAGE CORPORATION	9/15/2010	D210260040	0000000	0000000
MARINE PARTNERS LLC	3/12/2008	D208126116	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 ⁺
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.