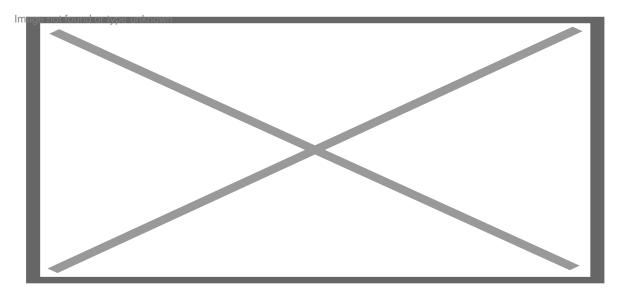


# Tarrant Appraisal District Property Information | PDF Account Number: 41311248

## Address: 5816 MIRROR RIDGE DR

City: FORT WORTH Georeference: 31740F-4-26 Subdivision: PARKS AT BOAT CLUB, THE Neighborhood Code: 2N010A Latitude: 32.8850254109 Longitude: -97.4128640216 TAD Map: 2024-440 MAPSCO: TAR-032M





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

## PROPERTY DATA

# **Legal Description:** PARKS AT BOAT CLUB, THE Block 4 Lot 26

#### Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

### State Code: A

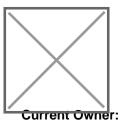
Year Built: 2011 Personal Property Account: N/A

Agent: None Protest Deadline Date: 5/15/2025 Site Number: 41311248 Site Name: PARKS AT BOAT CLUB, THE-4-26 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,507 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,273 Land Acres<sup>\*</sup>: 0.1440 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



MARSALIS MELISSA ANN

**Primary Owner Address:** 5816 MIRROR RIDGE DR FORT WORTH, TX 76179 Deed Date: 6/28/2021 Deed Volume: Deed Page: Instrument: D221186168

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STACK AMANDA;STACK JACOB	12/14/2020	D220333023		
OPENDOOR PROPERTY TRUST I	8/13/2020	D220199676		
JOHNSTON RACHELL	12/11/2015	D215280259		
MCKITRICK RACHELL E	9/30/2015	D215235255		
MCKITRICK ADAM;MCKITRICK RACHELL	4/19/2013	D213102134	000000	0000000
ELLISON ANDREW	10/17/2011	D211264217	000000	0000000
CENTEX HOMES	1/1/2007	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$187,992	\$65,000	\$252,992	\$252,992
2023	\$240,923	\$40,000	\$280,923	\$249,047
2022	\$186,406	\$40,000	\$226,406	\$226,406
2021	\$156,400	\$40,000	\$196,400	\$196,400
2020	\$124,150	\$40,000	\$164,150	\$164,150

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**



# Tarrant Appraisal District Property Information | PDF

## • 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.