



**Address:** [5545 CYPRESS WILLOW BEND](#)  
**City:** FORT WORTH  
**Georeference:** 44580N-37-3  
**Subdivision:** VENTANA  
**Neighborhood Code:** 4A400R

**Latitude:** 32.6712818359  
**Longitude:** -97.5118256119  
**TAD Map:** 1994-364  
**MAPSCO:** TAR-086N



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

**PROPERTY DATA**

**Legal Description:** VENTANA Block 37 Lot 3  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)  
**State Code:** A  
**Year Built:** 2020  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 800047564  
**Site Name:** VENTANA 37 3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,502  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,500  
**Land Acres<sup>\*</sup>:** 0.1492  
**Pool:** N

<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:**

MAURICE JOHN CARLOS  
MAURICE ROSA MARIA  
MAURICE JOHN MARION

**Primary Owner Address:**

5545 CYPRESS WILLOW BEND  
FORT WORTH, TX 76126-2635

**Deed Date:** 8/12/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222202450](#)

**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	\$341,597	\$80,000	\$421,597	\$421,597
2023	\$375,562	\$75,000	\$450,562	\$450,562
2022	\$310,165	\$75,000	\$385,165	\$385,165
2021	\$280,799	\$75,000	\$355,799	\$355,799
2020	\$0	\$52,500	\$52,500	\$52,500

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**

- 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.