

## LOCATION

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**Address:** [5428 PECAN CREEK CIR](#)

**City:** FORT WORTH

**Georeference:** 44715R-24-16

**Subdivision:** VILLAGES OF WOODLAND SPRINGS

**Neighborhood Code:** 3K600T

**Latitude:** 32.942848001

**Longitude:** -97.2642486557

**TAD Map:** 2072-464

**MAPSCO:** TAR-022H



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** VILLAGES OF WOODLAND  
SPRINGS Block 24 Lot 16

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07638167

**Site Name:** VILLAGES OF WOODLAND SPRINGS-24-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,413

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,322

**Land Acres<sup>\*</sup>:** 0.1221

**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

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**Current Owner:**

AL ANBAKI ALI IBRAHIM

HUSSEIN MARWAH

**Primary Owner Address:**

5428 PECAN CREEK CIR

FORT WORTH, TX 76244

**Deed Date:** 2/14/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220061258](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA BORROWER 2016-1 LLC	6/7/2018	<a href="#">D218124068</a>		
HPA TEXAS SUB 2016-1 LLC	2/4/2016	<a href="#">D216029397</a>		
SER TEXAS LLC	10/28/2015	<a href="#">D215251745</a>		
HPA TX LLC	6/18/2015	<a href="#">D215131957</a>		
SMITH HEATHER A	12/12/2006	<a href="#">D206398742</a>	0000000	0000000
SLY BRETT C;SLY LISA BLAKELY	10/5/2001	00151930000516	0015193	0000516
CONTINENTAL HOMES OF TEXAS LP	4/11/2001	00148280000223	0014828	0000223
KELLER PROPERTY JV	1/1/2000	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	\$303,372	\$65,000	\$368,372	\$327,003
2023	\$337,329	\$65,000	\$402,329	\$297,275
2022	\$276,615	\$50,000	\$326,615	\$270,250
2021	\$195,682	\$50,000	\$245,682	\$245,682
2020	\$195,682	\$50,000	\$245,682	\$245,682

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.