



**Address:** [6862 SOUTH CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 39350-4-5  
**Subdivision:** SOUTH CREEK ADDITION  
**Neighborhood Code:** M4S05A

**Latitude:** 32.6450862397  
**Longitude:** -97.3629111461  
**TAD Map:** 2042-352  
**MAPSCO:** TAR-104A



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

## PROPERTY DATA

**Legal Description:** SOUTH CREEK ADDITION  
Block 4 Lot 5

**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:** B

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04815750

**Site Name:** SOUTH CREEK ADDITION-4-5

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,172

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,874

**Land Acres<sup>\*</sup>:** 0.1807

**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:**  
KCST TRAN LLC  
**Primary Owner Address:**  
1110 HARDISTY DR  
ARLINGTON, TX 76001

**Deed Date:** 9/25/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220248906](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN BITHI LAM;TRAN KIEN LONG	9/29/1999	00140490000259	0014049	0000259
PASCAL DIANN S;PASCAL GLENN E	2/22/1989	00095230001298	0009523	0001298
COLONIAL SAVINGS & LOAN ASSOC	9/6/1988	00093820001734	0009382	0001734
HARRY HAARRIS BLDRS INC	6/5/1985	00082020001517	0008202	0001517
RESTER PAUL E JR;RESTER SHARRI	8/1/1983	00075710001434	0007571	0001434
SOUTHCREEK DEVELOPMENT CO	12/31/1900	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	\$262,000	\$30,000	\$292,000	\$292,000
2023	\$242,448	\$30,000	\$272,448	\$272,448
2022	\$186,000	\$30,000	\$216,000	\$216,000
2021	\$117,260	\$30,000	\$147,260	\$147,260
2020	\$117,260	\$30,000	\$147,260	\$147,260

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.