



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⁺⁺⁺: 2,172

Percent Complete: 100%

Land Sqft^{*}: 7,874

Land Acres^{*}: 0.1807

Pool: N

⁺⁺⁺ Rounded.

^{*} 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.