

LOCATION

Account Number: 40695581

Address: 6385 FERNCREEK LN

City: FORT WORTH
Georeference: 42439F-4-1

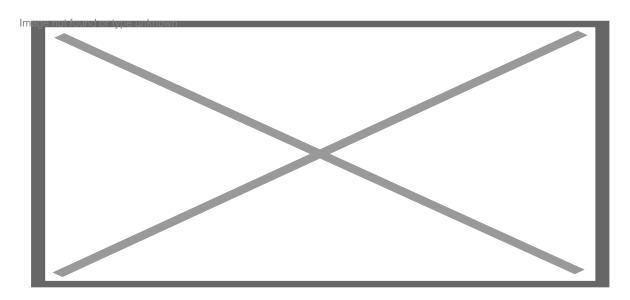
Subdivision: TRAILS OF MARINE CREEK, THE

Neighborhood Code: 2N040Q

Latitude: 32.8553140712 **Longitude:** -97.4251944854

TAD Map: 2018-432 **MAPSCO:** TAR-032X





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

PROPERTY DATA

Legal Description: TRAILS OF MARINE CREEK,

THE Block 4 Lot 1 Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

State Code: A Year Built: 2008

Personal Property Account: N/A Agent: JEFFERY R WOLF (11799) Protest Deadline Date: 5/15/2025 Site Number: 40695581

Site Name: TRAILS OF MARINE CREEK, THE-4-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,082
Percent Complete: 100%

Land Sqft*: 6,601 Land Acres*: 0.1515

Pool: N

+++ Rounded.

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



OWNER INFORMATION

FORT WORTH, TX 76179-4702

Current Owner:

BOCANEGRA GRACIE

BOCANEGRA W

Primary Owner Address:

6385 FERNCREEK LN

FORT WORTH, TV 76170 4703

Deed Date: 8/2/2010

Deed Volume: 0000000

Instrument: D210202098

Deed Volume Previous Owners Date Instrument **Deed Page** STOCK LOAN SERVICES LLC 4/7/2009 D209095817 0000000 0000000 0000000 LERMA ROBERT STEVEN 9/11/2007 D207352263 0000000 **BOAT CLUB RESIDENTIAL LTD** 1/1/2005 0000000000000 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	\$278,260	\$70,000	\$348,260	\$246,235
2023	\$301,586	\$40,000	\$341,586	\$223,850
2022	\$245,464	\$40,000	\$285,464	\$203,500
2021	\$145,000	\$40,000	\$185,000	\$185,000
2020	\$145,000	\$40,000	\$185,000	\$185,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.