

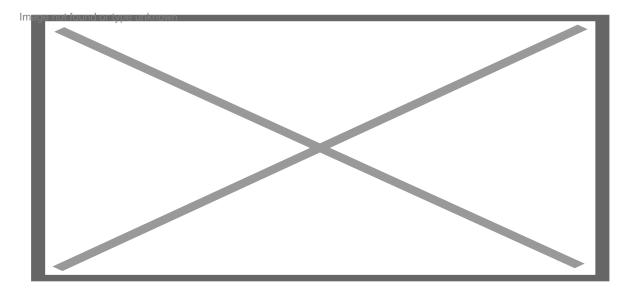
# Tarrant Appraisal District Property Information | PDF Account Number: 40696081

### Address: <u>6325 REDEAGLE CREEK DR</u> City: FORT WORTH Georeference: 42439F-5-25 Subdivision: TRAILS OF MARINE CREEK, THE

Neighborhood Code: 2N040Q

Latitude: 32.8560583535 Longitude: -97.422865196 TAD Map: 2018-432 MAPSCO: TAR-032Y





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

### PROPERTY DATA

Legal Description: TRAILS OF MARINE CREEK, THE Block 5 Lot 25

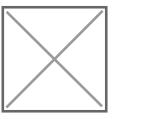
#### Jurisdictions:

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: 2006 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 40696081 Site Name: TRAILS OF MARINE CREEK, THE-5-25 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,568 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,500 Land Acres<sup>\*</sup>: 0.1262 Pool: Y

+++ Rounded.

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



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### **OWNER INFORMATION**

#### Current Owner: ISAAC SEAN PARTICK

Primary Owner Address: 6325 REDEAGLE CREEK DR FORT WORTH, TX 76179-4706 Deed Date: 8/8/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D212200967

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEICHERT RELOCATION RESOURSES	6/21/2012	D212200966	000000	0000000
COLEY BRENDA;COLEY CHRIS	3/1/2007	D207084065	000000	0000000
FIRST TEXAS HOMES INC	5/8/2006	D206153573	000000	0000000
BOAT CLUB RESIDENTIAL LTD	1/1/2005	000000000000000000000000000000000000000	000000	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	\$326,514	\$70,000	\$396,514	\$364,137
2023	\$352,327	\$40,000	\$392,327	\$331,034
2022	\$285,244	\$40,000	\$325,244	\$300,940
2021	\$243,472	\$40,000	\$283,472	\$273,582
2020	\$208,711	\$40,000	\$248,711	\$248,711

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.