



Address: [6341 MYSTIC FALLS DR](#)
City: FORT WORTH
Georeference: 42439F-7-18
Subdivision: TRAILS OF MARINE CREEK, THE
Neighborhood Code: 2N040Q

Latitude: 32.8568258212
Longitude: -97.4239809341
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 7 Lot 18

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: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 40696677

Site Name: TRAILS OF MARINE CREEK, THE-7-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,733

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

PEREZ LAURA

Primary Owner Address:

6341 MYSTIC FALLS DR
FORT WORTH, TX 76179

Deed Date: 4/28/2023

Deed Volume:

Deed Page:

Instrument: [D223072616](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALENTINE BRANDON EST K	5/4/2010	322-474075-10		
VALENTINE BYRON K	12/28/2006	D207008960	0000000	0000000
FIRST TEXAS HOMES INC	8/19/2005	D205267946	0000000	0000000
BOAT CLUB RESIDENTIAL LTD	1/1/2005	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	\$320,000	\$70,000	\$390,000	\$390,000
2023	\$449,483	\$40,000	\$489,483	\$489,483
2022	\$355,289	\$40,000	\$395,289	\$316,689
2021	\$254,201	\$40,000	\$294,201	\$287,899
2020	\$221,726	\$40,000	\$261,726	\$261,726

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.