



**Address:** [6308 EAGLES REST DR](#)  
**City:** FORT WORTH  
**Georeference:** 42439F-9-5  
**Subdivision:** TRAILS OF MARINE CREEK, THE  
**Neighborhood Code:** 2N040Q

**Latitude:** 32.8580000504  
**Longitude:** -97.4228524874  
**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 9 Lot 5

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 40697061

**Site Name:** TRAILS OF MARINE CREEK, THE-9-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,427

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,750

**Land Acres<sup>\*</sup>:** 0.1320

**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:**

NGUYEN KATY

**Primary Owner Address:**

1700 SWAYBACK LN  
MANSFIELD, TX 76063

**Deed Date:** 7/16/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218161760](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAN HYUNG MIN;HAN SO YOUNG	8/18/2006	<a href="#">D206269523</a>	0000000	0000000
FIRST TEXAS HOMES INC	3/20/2006	<a href="#">D206092574</a>	0000000	0000000
DR HORTON - TEXAS LTD	6/1/2005	<a href="#">D205167767</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$284,000	\$70,000	\$354,000	\$290,158
2023	\$289,345	\$40,000	\$329,345	\$263,780
2022	\$257,121	\$40,000	\$297,121	\$239,800
2021	\$178,000	\$40,000	\$218,000	\$218,000
2020	\$178,000	\$40,000	\$218,000	\$218,000

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.