



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⁺⁺⁺: 2,427

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

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:

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	D206269523	0000000	0000000
FIRST TEXAS HOMES INC	3/20/2006	D206092574	0000000	0000000
DR HORTON - TEXAS LTD	6/1/2005	D205167767	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	\$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.