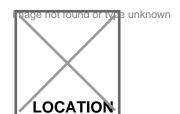




Account Number: 42394641



Address: 6312 BATTLE MOUNTAIN TR

City: FORT WORTH
Georeference: 42439F-3-3

Subdivision: TRAILS OF MARINE CREEK, THE

Neighborhood Code: 2N040C

Latitude: 32.8545525418 Longitude: -97.4243601107

TAD Map: 2018-432 **MAPSCO:** TAR-046C





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

PROPERTY DATA

Legal Description: TRAILS OF MARINE CREEK,

THE Block 3 Lot 3

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: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800033944

Site Name: TRAILS OF MARINE CREEK, THE 33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,868
Percent Complete: 100%

Land Sqft*: 5,500 **Land Acres***: 0.1263

Pool: N

+++ Rounded

03-16-2025 Page 1

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



OWNER INFORMATION

Current Owner:

ASHFORD GREGORY C Deed Date: 10/17/2022

ASHFORD ROBIN R

Primary Owner Address:

6312 BATTLE MOUNTAIN TRL

Deed Volume:

Deed Page:

FORT WORTH, TX 76179 Instrument: D222250560

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANG STANLEY J;VANLOO TIFFANY K	5/1/2019	D219092933		
ANTARES ACQUISTION LLC	8/28/2018	D218197202		

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	\$260,000	\$70,000	\$330,000	\$330,000
2023	\$320,914	\$40,000	\$360,914	\$360,914
2022	\$270,710	\$40,000	\$310,710	\$281,382
2021	\$215,802	\$40,000	\$255,802	\$255,802
2020	\$216,343	\$40,000	\$256,343	\$256,343

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.

03-16-2025 Page 2

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