

# Tarrant Appraisal District Property Information | PDF Account Number: 42395320

#### Address: 6649 MEAD LAKE TR

City: FORT WORTH Georeference: 42439F-4-49 Subdivision: TRAILS OF MARINE CREEK, THE Neighborhood Code: 2N040C Latitude: 32.8539436086 Longitude: -97.425139785 TAD Map: 2018-432 MAPSCO: TAR-046B





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

### PROPERTY DATA

Legal Description: TRAILS OF MARINE CREEK, THE Block 4 Lot 49

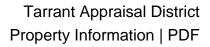
#### Jurisdictions:

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: 800034013 Site Name: TRAILS OF MARINE CREEK, THE 4 49 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,825 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,610 Land Acres<sup>\*</sup>: 0.1288 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: DOBROVOLSKAIA ALEKSANDRA

Primary Owner Address: 6649 MEAD LAKE TRL FORT WORTH, TX 76179 Deed Date: 5/13/2021 Deed Volume: Deed Page: Instrument: D221139506

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALENZUELA RYAN C	8/1/2019	D219172282		
CLARITY HOMES LTD	8/28/2018	<u>D218192174</u>		

### 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	\$245,279	\$70,000	\$315,279	\$315,279
2023	\$316,733	\$40,000	\$356,733	\$337,854
2022	\$267,140	\$40,000	\$307,140	\$307,140
2021	\$212,901	\$40,000	\$252,901	\$252,901
2020	\$213,435	\$40,000	\$253,435	\$253,435

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.