



**Address:** [6350 CROMWELL MARINE CRK RD](#)  
**City:** FORT WORTH  
**Georeference:** A 343-1D01  
**Subdivision:** CONWILL, JAMES H SURVEY  
**Neighborhood Code:** OFC-Northwest Tarrant County

**Latitude:** 32.8530218242  
**Longitude:** -97.4247233056  
**TAD Map:** 2018-428  
**MAPSCO:** TAR-046C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CONWILL, JAMES H SURVEY  
Abstract 343 Tract 1D01 5.00 WENT INTO 42170166  
PER D216205907

**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:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$399,624

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80881146

**Site Name:** VACANT LAND - COMMERCIAL

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 1

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 216,013

**Land Acres<sup>\*</sup>:** 4.9590

**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:**

K3J GROUP LLC

**Primary Owner Address:**

2489 CR 3308  
GREENVILLE, TX 75402

**Deed Date:** 1/21/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222023042](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RETROVIPER INC	3/1/2017	<a href="#">D217046136</a>		
BROADWAY-MARINE CREEK RD JV	12/28/1984	00091530001028	0009153	0001028
BLUBAUGH M A TR	11/14/1983	00076690000010	0007669	0000010
LEONARD JIM	12/31/1900	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	\$399,624	\$399,624	\$399,624
2024	\$0	\$399,624	\$399,624	\$399,624
2023	\$0	\$399,624	\$399,624	\$399,624
2022	\$0	\$399,624	\$399,624	\$399,624
2021	\$0	\$319,523	\$319,523	\$319,523
2020	\$0	\$319,523	\$319,523	\$319,523

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.