



Address: [6199 BEAR CREEK DR E](#)
City: TARRANT COUNTY
Georeference: A1457-1Y03
Subdivision: SCRAGG, SAMUEL SURVEY
Neighborhood Code: 4B030B

Latitude: 32.5923913328
Longitude: -97.5019866485
TAD Map: 1994-336
MAPSCO: TAR-114B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SCRAGG, SAMUEL SURVEY
Abstract 1457 Tract 1Y03 1987 BRIGADIER 24X62
LB# PTL0051775 FAIRWAY

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$204,980

Protest Deadline Date: 5/24/2024

Site Number: 04191072

Site Name: SCRAGG, SAMUEL SURVEY-1Y03

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,128

Percent Complete: 100%

Land Sqft^{*}: 132,422

Land Acres^{*}: 3.0400

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:

NICHOLS EARNEST JR

Primary Owner Address:

3341 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 11/15/2018

Deed Volume:

Deed Page:

Instrument: [D218257702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANTA HOMES LP	2/6/2018	D218031821		
TRUEX JOHN;TRUEX SANDRA K	9/20/2012	D212236338	0000000	0000000
FRANKLIN THELMA EST	8/29/2002	00159690000408	0015969	0000408
TUBB CALVIN R;TUBB TRINA	9/7/1990	00100380001760	0010038	0001760
MOORE STEPHEN W	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 ⁺
2025	\$144,180	\$60,800	\$204,980	\$191,451
2024	\$144,180	\$60,800	\$204,980	\$174,046
2023	\$140,663	\$60,800	\$201,463	\$158,224
2022	\$101,049	\$45,600	\$146,649	\$143,840
2021	\$102,483	\$45,600	\$148,083	\$130,764
2020	\$73,276	\$45,600	\$118,876	\$118,876

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.