



Address: [6649 SOUTH CREEK DR](#)
City: FORT WORTH
Georeference: 39350-1-13
Subdivision: SOUTH CREEK ADDITION
Neighborhood Code: M4S05A

Latitude: 32.6467399941
Longitude: -97.3592980146
TAD Map: 2042-356
MAPSCO: TAR-104A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH CREEK ADDITION
Block 1 Lot 13

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: B
Year Built: 1983
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$326,898
Protest Deadline Date: 5/24/2024

Site Number: 04815033
Site Name: SOUTH CREEK ADDITION-1-13
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 2,180
Percent Complete: 100%
Land Sqft^{*}: 8,219
Land Acres^{*}: 0.1886
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:
MCCULLOUGH JYNSYN MONYEL
Primary Owner Address:
2325 COMMERCE PARK DR NE 4308
PALM BAY, FL 32905

Deed Date: 6/25/2024
Deed Volume:
Deed Page:
Instrument: [D224111926](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MRC CHANNEL VENTURES LLC	12/21/2021	D222158756		
RABIE AHMAD	11/7/2012	D212282193	0000000	0000000
NGUYEN LINDA;NGUYEN TRUMAN	9/13/2004	D204288870	0000000	0000000
NGUYEN LOAN K	4/1/2004	D204108300	0000000	0000000
TULTAKS PARTNERS	2/26/1993	00105790001882	0010579	0001882
TULTAKS AKTIENGESELLSCHAFT	12/30/1991	00104870002157	0010487	0002157
D R HORTON INC	3/3/1983	00074570000635	0007457	0000635
SOUTHCREEK DEV CO	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	\$296,898	\$30,000	\$326,898	\$326,898
2024	\$296,898	\$30,000	\$326,898	\$326,898
2023	\$255,747	\$30,000	\$285,747	\$285,747
2022	\$180,000	\$30,000	\$210,000	\$210,000
2021	\$178,710	\$30,000	\$208,710	\$208,710
2020	\$143,123	\$30,000	\$173,123	\$173,123

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.