



Address: [6812 MARVIN BROWN ST](#)
City: FORT WORTH
Georeference: 23140-R-5
Subdivision: LAKE CREST EST #1 & 2 ADDITION
Neighborhood Code: 2N0200

Latitude: 32.860570625
Longitude: -97.4139290669
TAD Map: 2024-432
MAPSCO: TAR-032Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE CREST EST #1 & 2
ADDITION Block R Lot 5

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 1988
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$224,351
Protest Deadline Date: 5/24/2024

Site Number: 04875281
Site Name: LAKE CREST EST #1 & 2 ADDITION-R-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,124
Percent Complete: 100%
Land Sqft^{*}: 14,918
Land Acres^{*}: 0.3424
Pool: N

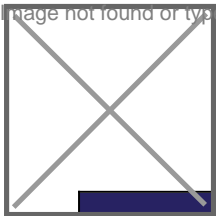
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
XAMOUNTRI BOUNKEUAV
Primary Owner Address:
6812 MARVIN BROWN ST
FORT WORTH, TX 76179-3342

Deed Date: 3/15/2004
Deed Volume: 00000000
Deed Page: 00000000
Instrument: 0000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOUNNORATH;KOUNNORATH KHAMMY	4/14/1987	00089120000811	0008912	0000811
T K R INC	12/31/1900	0000000000000000	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	\$159,351	\$65,000	\$224,351	\$151,472
2024	\$159,351	\$65,000	\$224,351	\$137,702
2023	\$151,534	\$45,000	\$196,534	\$125,184
2022	\$123,527	\$45,000	\$168,527	\$113,804
2021	\$124,499	\$45,000	\$169,499	\$103,458
2020	\$102,782	\$45,000	\$147,782	\$94,053

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.