



Address: [6712 MARVIN BROWN ST](#)
City: FORT WORTH
Georeference: 23140-R-12
Subdivision: LAKE CREST EST #1 & 2 ADDITION
Neighborhood Code: 2N0200

Latitude: 32.8592223128
Longitude: -97.4139518779
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 12

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: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$246,686

Protest Deadline Date: 5/24/2024

Site Number: 04875370

Site Name: LAKE CREST EST #1 & 2 ADDITION-R-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,412

Percent Complete: 100%

Land Sqft^{*}: 14,989

Land Acres^{*}: 0.3441

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:

PRASATHANE DARAVANH

Primary Owner Address:

6712 MARVIN BROWN ST
FORT WORTH, TX 76179-3340

Deed Date: 7/19/1994

Deed Volume: 0011680

Deed Page: 0002087

Instrument: 00116800002087



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VONGSAY KEO	7/6/1987	00090240000124	0009024	0000124
T K R INC	12/31/1900	000000000000000	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	\$181,686	\$65,000	\$246,686	\$171,707
2024	\$181,686	\$65,000	\$246,686	\$156,097
2023	\$172,060	\$45,000	\$217,060	\$141,906
2022	\$137,997	\$45,000	\$182,997	\$129,005
2021	\$139,035	\$45,000	\$184,035	\$117,277
2020	\$112,621	\$45,000	\$157,621	\$106,615

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.