



**Address:** [6721 MARVIN BROWN ST](#)  
**City:** FORT WORTH  
**Georeference:** 23140-S-21  
**Subdivision:** LAKE CREST EST #1 & 2 ADDITION  
**Neighborhood Code:** 2N0200

**Latitude:** 32.859622133  
**Longitude:** -97.4148116027  
**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 S Lot 21

**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:** 1987  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

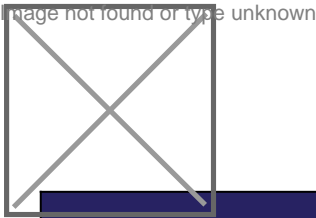
**Site Number:** 04875583  
**Site Name:** LAKE CREST EST #1 & 2 ADDITION-S-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,151  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,825  
**Land Acres<sup>\*</sup>:** 0.3403  
**Pool:** 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:**  
PRACHAN PHOUVIENG  
PRACHAN DON  
**Primary Owner Address:**  
4910 N KEYSTONE AVE  
CHICAGO, IL 60630

**Deed Date:** 3/10/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222067416](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SISOUPHONH KETKEO;SISOUPHONH KHANCH	12/4/1986	00087690001742	0008769	0001742
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 <sup>+</sup>
2025	\$260,514	\$65,000	\$325,514	\$325,514
2024	\$260,514	\$65,000	\$325,514	\$325,514
2023	\$247,755	\$45,000	\$292,755	\$292,755
2022	\$183,594	\$45,000	\$228,594	\$228,594
2021	\$137,000	\$45,000	\$182,000	\$182,000
2020	\$137,000	\$45,000	\$182,000	\$182,000

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.