



Address: [6817 MARVIN BROWN ST](#)
City: FORT WORTH
Georeference: 23140-S-27
Subdivision: LAKE CREST EST #1 & 2 ADDITION
Neighborhood Code: 2N0200

Latitude: 32.8607792676
Longitude: -97.4147956654
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 27

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: \$273,865
Protest Deadline Date: 5/24/2024

Site Number: 04875656
Site Name: LAKE CREST EST #1 & 2 ADDITION-S-27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,658
Percent Complete: 100%
Land Sqft^{*}: 14,880
Land Acres^{*}: 0.3415
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:
KHOUNSACHNARATH KHAM
KHOUNSACHNARATH LAY
Primary Owner Address:
6817 MARVIN BROWN ST
FORT WORTH, TX 76179-3343

Deed Date: 12/11/1986
Deed Volume: 0008777
Deed Page: 0000558
Instrument: 00087770000558

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$208,865	\$65,000	\$273,865	\$191,162
2024	\$208,865	\$65,000	\$273,865	\$173,784
2023	\$198,469	\$45,000	\$243,469	\$157,985
2022	\$161,278	\$45,000	\$206,278	\$143,623
2021	\$162,548	\$45,000	\$207,548	\$130,566
2020	\$133,704	\$45,001	\$178,705	\$118,696

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.