



**Address:** [6590 BEN DAY MURRIN RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A1000-4A01  
**Subdivision:** MATTHEWS, JACOB SURVEY  
**Neighborhood Code:** 4B030B

**Latitude:** 32.6072619235  
**Longitude:** -97.5126040084  
**TAD Map:** 1994-340  
**MAPSCO:** TAR-100W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MATTHEWS, JACOB SURVEY  
Abstract 1000 Tract 4A1 4E1 4F 4A1C1 HOMESITE

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06135889

**Site Name:** MATTHEWS, JACOB SURVEY-4A01-E1

**Site Class:** ResFeat - Residential - Feature Only

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 217,800

**Land Acres<sup>\*</sup>:** 5.0000

**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:**

DUBB RECREATIONAL RIVER RANCH LLC

**Primary Owner Address:**

6590 BEN DAY MURRIN RD  
FORT WORTH, TX 76126

**Deed Date:** 9/14/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222229368](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUBB CRETE LLC	4/6/2020	<a href="#">D220083789</a>		
CLINE CALHOUN R;CLINE ERIC BRENT	3/18/2005	<a href="#">D205080974</a>	0000000	0000000
CLINE TROICE G	4/8/1998	<a href="#">D205056022</a>	0000000	0000000
CLINE NADENA;CLINE TROICE	7/20/1989	00096540000041	0009654	0000041
MCNICHOLS CONN;MCNICHOLS KENNEY W	10/6/1986	00087100000109	0008710	0000109

## 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	\$3,500	\$50,000	\$53,500	\$53,500
2024	\$3,500	\$50,000	\$53,500	\$53,500
2023	\$3,531	\$50,000	\$53,531	\$53,531
2022	\$3,562	\$75,000	\$78,562	\$78,562
2021	\$3,594	\$75,000	\$78,594	\$78,594
2020	\$3,625	\$75,000	\$78,625	\$78,625

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.