



Address: [6012 PORTRIDGE DR](#)
City: FORT WORTH
Georeference: 24817-5-17
Subdivision: MARINE CREEK MEADOWS ADDITION
Neighborhood Code: 2N040E

Latitude: 32.8286533896
Longitude: -97.4187377371
TAD Map: 2024-420
MAPSCO: TAR-046Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MARINE CREEK MEADOWS
ADDITION Block 5 Lot 17

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 2000
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07234759
Site Name: MARINE CREEK MEADOWS ADDITION-5-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,667
Percent Complete: 100%
Land Sqft^{*}: 5,750
Land Acres^{*}: 0.1320
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:
AMH 2015-2 BORROWER LLC
Primary Owner Address:
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

Deed Date: 9/22/2015
Deed Volume:
Deed Page:
Instrument: [D215216824](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	7/9/2014	D214148926	0000000	0000000
CHIN TARA MICHELLE	4/23/2012	D212097291	0000000	0000000
TURNER EMILY;TURNER JEFFREY	7/11/2006	D206217985	0000000	0000000
TERCERO ENRIQUE;TERCERO VERONICA	11/22/2000	00146260000415	0014626	0000415
FIRST TEXAS HOMES INC	8/29/2000	00145080000357	0014508	0000357
MARINE CREEK MEADOWS LP	1/1/1998	00000000000000	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	\$249,361	\$70,000	\$319,361	\$319,361
2024	\$249,361	\$70,000	\$319,361	\$319,361
2023	\$323,743	\$45,000	\$368,743	\$368,743
2022	\$282,473	\$45,000	\$327,473	\$327,473
2021	\$200,701	\$45,000	\$245,701	\$245,701
2020	\$187,570	\$45,000	\$232,570	\$232,570

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.