



**Address:** [6308 MYSTIC FALLS DR](#)  
**City:** FORT WORTH  
**Georeference:** 42439F-8-13  
**Subdivision:** TRAILS OF MARINE CREEK, THE  
**Neighborhood Code:** 2N040Q

**Latitude:** 32.8572479331  
**Longitude:** -97.4226741117  
**TAD Map:** 2018-432  
**MAPSCO:** TAR-032Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRAILS OF MARINE CREEK,  
THE Block 8 Lot 13

**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:** 2009

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$347,614

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

**Site Number:** 40696855

**Site Name:** TRAILS OF MARINE CREEK, THE-8-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,062

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

IBARRA OCTAVIO  
BARBOSA LINDA MARTINEZ

**Primary Owner Address:**

2618 COLUMBUS AVE  
FORT WORTH, TX 76164

**Deed Date:** 2/28/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220049380](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMON ELIDA AURORA	12/19/2014	<a href="#">D214277442</a>		
OAKS AUBREY OAKS;OAKS ROBERT C	6/16/2010	<a href="#">D210278807</a>	0000000	0000000
FIRST TEXAS HOMES INC	8/19/2006	<a href="#">D205286116</a>	0000000	0000000
FIRST TEXAS HOMES INC	9/15/2005	<a href="#">D205286116</a>	0000000	0000000
BOAT CLUB RESIDENTIAL LTD	1/1/2005	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	\$277,614	\$70,000	\$347,614	\$347,614
2024	\$277,614	\$70,000	\$347,614	\$328,760
2023	\$300,940	\$40,000	\$340,940	\$298,873
2022	\$244,786	\$40,000	\$284,786	\$271,703
2021	\$207,003	\$40,000	\$247,003	\$247,003
2020	\$175,563	\$40,000	\$215,563	\$215,563

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.