



Address: [6141 TILAPIA DR](#)
City: FORT WORTH
Georeference: 24819-G-52
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040R

Latitude: 32.8474971015
Longitude: -97.4145953254
TAD Map: 2024-428
MAPSCO: TAR-046D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MARINE CREEK RANCH
ADDITION Block G Lot 52

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: 2007

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40814734

Site Name: MARINE CREEK RANCH ADDITION-G-52

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,682

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

TRICON SFR 2023-2 BORROWER LLC

Primary Owner Address:

15771 RED HILL AVE
TUSTIN, CA 92780

Deed Date: 11/29/2023

Deed Volume:

Deed Page:

Instrument: [D223213477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	D217196853		
SBY 2014-1 BORROWER LLC	8/12/2014	D214178764		
2012-C PROPERTY HOLDINGS LLC	2/8/2013	D213037059	0000000	0000000
FEDERAL NATIONAL MTG ASSOC	10/3/2012	D212251564	0000000	0000000
FLAGSTAR BANK	6/19/2012	D212152176	0000000	0000000
PHILLIPS HAL;PHILLIPS JAN	9/7/2007	D207328088	0000000	0000000
WEEKLEY HOMES LP	3/1/2006	D206066798	0000000	0000000
LAKE HOLLOW CORP	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 ⁺
2025	\$152,680	\$70,000	\$222,680	\$222,680
2024	\$188,000	\$70,000	\$258,000	\$258,000
2023	\$246,417	\$50,000	\$296,417	\$296,417
2022	\$209,478	\$50,000	\$259,478	\$259,478
2021	\$153,765	\$50,000	\$203,765	\$203,765
2020	\$141,557	\$50,000	\$191,557	\$191,557

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.