



Address: [6117 TILAPIA DR](#)
City: FORT WORTH
Georeference: 24819-G-57
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040R

Latitude: 32.8467517003
Longitude: -97.4147551543
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 57

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: 2006

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 40814785

Site Name: MARINE CREEK RANCH ADDITION-G-57

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,841

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

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:

ESHAN PROPERTIES LLC-TILAPIA SERIES

Primary Owner Address:

439 REMINGTON PT
LEWISVILLE, TX 75077

Deed Date: 12/13/2019

Deed Volume:

Deed Page:

Instrument: [D219288164](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAYANI NAMRATA M	8/1/2019	D219171633		
SPICER GREGORY J;SPICER MIKAELA	9/19/2011	D211237297	0000000	0000000
MONTGOMERY MATTHEW WAYNE	1/26/2007	D207033303	0000000	0000000
MC VERT LP	9/1/2006	D206290006	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	\$204,000	\$70,000	\$274,000	\$274,000
2024	\$204,000	\$70,000	\$274,000	\$274,000
2023	\$256,564	\$50,000	\$306,564	\$306,564
2022	\$195,000	\$50,000	\$245,000	\$245,000
2021	\$168,375	\$50,000	\$218,375	\$218,375
2020	\$168,375	\$50,000	\$218,375	\$218,375

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.