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Address: [6104 SHAD DR](#)
City: FORT WORTH
Georeference: 24819-G-63
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040R

Latitude: 32.8464980121
Longitude: -97.4152686663
TAD Map: 2024-428
MAPSCO: TAR-046C



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

PROPERTY DATA

Legal Description: MARINE CREEK RANCH
ADDITION Block G Lot 63

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: RYAN LLC (00672F)

Protest Deadline Date: 5/24/2024

Site Number: 40814858

Site Name: MARINE CREEK RANCH ADDITION-G-63

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,714

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:

INVITATION HOMES 7 LP

Primary Owner Address:

5420 LYNDON B JOHNSON FRWY STE 600
DALLAS, TX 75240

Deed Date: 7/11/2023

Deed Volume:

Deed Page:

Instrument: [D223127206](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROGRESS RESIDENTIAL HVH BORROWER LLC	9/9/2021	D221324930		
PROGRESS RESIDENTIAL BORROWER 5 LLC	10/4/2018	D218227770		
PROGRESS RESIDENTIAL 2016-1 BORROWER LLC	8/4/2016	D216178751		
FREO TEXAS LLC	7/7/2015	D215191515		
BLANK J O'MALLEY;BLANK MATTHEW	8/9/2010	D210198053	0000000	0000000
BLANK JENNIFER;BLANK MATTHEW	4/17/2008	D208155469	0000000	0000000
HORIZON HOMES LTD	6/25/2007	D207233976	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	\$268,289	\$70,000	\$338,289	\$338,289
2024	\$268,289	\$70,000	\$338,289	\$338,289
2023	\$334,903	\$50,000	\$384,903	\$384,903
2022	\$280,924	\$50,000	\$330,924	\$330,924
2021	\$176,560	\$50,000	\$226,560	\$226,560
2020	\$186,000	\$50,000	\$236,000	\$236,000

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.