



**Address:** [6116 SHAD DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-G-66  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040R

**Latitude:** 32.846927908  
**Longitude:** -97.4150603312  
**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 66

**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:** None

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

**Notice Value:** \$266,902

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

**Site Number:** 40814882

**Site Name:** MARINE CREEK RANCH ADDITION-G-66

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,611

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

ARMAND KYLA

**Primary Owner Address:**

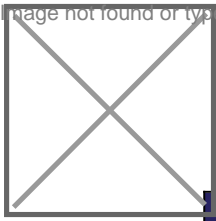
6116 SHAD DR  
FORT WORTH, TX 76179-7588

**Deed Date:** 6/1/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207190486](#)



| Previous Owners  | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------|-----------|----------------------------|-------------|-----------|
| MC VERT LP       | 4/12/2007 | <a href="#">D207160832</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$196,902          | \$70,000    | \$266,902    | \$266,902                    |
| 2024 | \$196,902          | \$70,000    | \$266,902    | \$249,867                    |
| 2023 | \$236,287          | \$50,000    | \$286,287    | \$227,152                    |
| 2022 | \$197,038          | \$50,000    | \$247,038    | \$206,502                    |
| 2021 | \$137,729          | \$50,000    | \$187,729    | \$187,729                    |
| 2020 | \$137,729          | \$50,000    | \$187,729    | \$187,729                    |

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.