



**Address:** [6152 SHAD DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-G-75  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040R

**Latitude:** 32.8482662857  
**Longitude:** -97.4150171372  
**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 75

**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

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

**Site Number:** 40814971

**Site Name:** MARINE CREEK RANCH ADDITION-G-75

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,976

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

ALVAREZ NIEVES KELVIN ANDRES  
REYES ANA MARIE JIMENEZ

**Primary Owner Address:**

6152 SHAD DR  
FORT WORTH, TX 76179

**Deed Date:** 5/12/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221258454](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIEVES KELVIN A A;REYES MARIE J	12/22/2017	<a href="#">D217295145</a>		
EDMONDSON BRIAN D	10/27/2009	<a href="#">D210028165</a>	0000000	0000000
EDMONDSON BRIAN D	7/16/2007	<a href="#">D207251407</a>	0000000	0000000
MC VERT LP	4/12/2007	<a href="#">D207160832</a>	0000000	0000000
LAKE HOLLOW CORP	1/1/2005	0000000000000000	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	\$243,381	\$70,000	\$313,381	\$313,381
2024	\$243,381	\$70,000	\$313,381	\$313,381
2023	\$292,704	\$50,000	\$342,704	\$288,539
2022	\$243,520	\$50,000	\$293,520	\$262,308
2021	\$188,462	\$50,000	\$238,462	\$238,462
2020	\$175,223	\$50,000	\$225,223	\$225,223

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.