



**Address:** [6112 BOWFIN DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-N-16  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040R

**Latitude:** 32.8459017994  
**Longitude:** -97.4136188413  
**TAD Map:** 2024-428  
**MAPSCO:** TAR-046H



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 N Lot 16

**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:** 2008  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40815595  
**Site Name:** MARINE CREEK RANCH ADDITION-N-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,726  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,098  
**Land Acres<sup>\*</sup>:** 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:**  
ADRIAN DOMINICK W  
**Primary Owner Address:**  
6112 BOWFIN DR  
FORT WORTH, TX 76179-7572

**Deed Date:** 8/31/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218207058](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADRIAN BARTON C;ADRIAN DEBRA J	7/8/2016	<a href="#">D216153239</a>		
WOODY HAL DANIEL	2/11/2009	<a href="#">D209048289</a>	0000000	0000000
MC VERT LP	7/24/2008	<a href="#">D208319975</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	\$219,305	\$70,000	\$289,305	\$289,305
2024	\$219,305	\$70,000	\$289,305	\$289,305
2023	\$263,479	\$50,000	\$313,479	\$266,352
2022	\$219,431	\$50,000	\$269,431	\$242,138
2021	\$170,125	\$50,000	\$220,125	\$220,125
2020	\$158,271	\$50,000	\$208,271	\$208,271

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.