



Address: [6161 BOWFIN DR](#)
City: FORT WORTH
Georeference: 24819-O-4
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040R

Latitude: 32.8468832294
Longitude: -97.4126497875
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 O Lot 4

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 40815757
Site Name: MARINE CREEK RANCH ADDITION-O-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,687
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:
RAVEENDRAN MANIKANDAN
Primary Owner Address:
497 CARTER DR
COPPELL, TX 75019

Deed Date: 12/6/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212304118](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BATIK LEAF LLC	5/12/2011	D211112030	0000000	0000000
RAVEENDRAN MANIKANDAN	3/8/2011	D211059654	0000000	0000000
SECRETARY OF VETERAN AFFAIRS	6/8/2010	D210146652	0000000	0000000
WELLS FARGO BANK N A	6/1/2010	D210135980	0000000	0000000
DODSON DANNY L	12/17/2007	D207448601	0000000	0000000
WEEKLEY HOMES LP	8/4/2006	D206257274	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 ⁺
2025	\$230,000	\$70,000	\$300,000	\$300,000
2024	\$230,000	\$70,000	\$300,000	\$300,000
2023	\$331,664	\$50,000	\$381,664	\$381,664
2022	\$270,000	\$50,000	\$320,000	\$320,000
2021	\$183,000	\$50,000	\$233,000	\$233,000
2020	\$183,000	\$50,000	\$233,000	\$233,000

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.