



**Address:** [6044 WALLEYE DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-P-10  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040R

**Latitude:** 32.8479269436  
**Longitude:** -97.413773636  
**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 P Lot 10

**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:** 40816273  
**Site Name:** MARINE CREEK RANCH ADDITION-P-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,674  
**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:**  
NGUYEN MY N  
NGUYEN HOA T  
**Primary Owner Address:**  
2400 NOGALES DR  
FORT WORTH, TX 76108

**Deed Date:** 4/25/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222187024](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LY MOC PHOUNG;NGUYEN MY N	7/25/2017	<a href="#">D217180682</a>		
LE DUNG DOAN	8/27/2007	<a href="#">D207316876</a>	0000000	0000000
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	\$208,639	\$70,000	\$278,639	\$278,639
2024	\$208,639	\$70,000	\$278,639	\$278,639
2023	\$250,507	\$50,000	\$300,507	\$300,507
2022	\$208,776	\$50,000	\$258,776	\$258,776
2021	\$162,059	\$50,000	\$212,059	\$212,059
2020	\$140,870	\$50,000	\$190,870	\$190,870

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.