



**Address:** [6148 PERCH DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-Q-27  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040R

**Latitude:** 32.8486986345  
**Longitude:** -97.4159311981  
**TAD Map:** 2024-428  
**MAPSCO:** TAR-046C



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 Q Lot 27

**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:** 2006  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40816753  
**Site Name:** MARINE CREEK RANCH ADDITION-Q-27  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,720  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,276  
**Land Acres<sup>\*</sup>:** 0.1899  
**Pool:** N

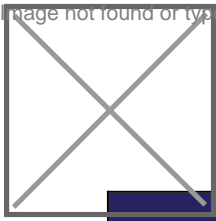
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
BEAN CATHERINE D  
**Primary Owner Address:**  
6148 PERCH DR  
FORT WORTH, TX 76179-7578

**Deed Date:** 9/2/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212128349](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAN CATHERINE D;BEAN RANDY R	1/10/2007	<a href="#">D207014494</a>	0000000	0000000
MC VERT LP	9/1/2006	<a href="#">D206290006</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	\$189,833	\$70,000	\$259,833	\$259,833
2024	\$189,833	\$70,000	\$259,833	\$259,833
2023	\$246,917	\$50,000	\$296,917	\$265,111
2022	\$221,487	\$50,000	\$271,487	\$241,010
2021	\$169,100	\$50,000	\$219,100	\$219,100
2020	\$150,402	\$50,000	\$200,402	\$200,402

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.