



Address: [6281 EL CAPITAN ST](#)
City: FORT WORTH
Georeference: 24819-L-29
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040P

Latitude: 32.8473068746
Longitude: -97.4078036711
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 L Lot 29

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: 2009
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41429664
Site Name: MARINE CREEK RANCH ADDITION-L-29
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,816
Percent Complete: 100%
Land Sqft^{*}: 12,153
Land Acres^{*}: 0.2789
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:
TAMAYO SUSANA VALENCIA
Primary Owner Address:
6281 EL CAPITAN ST
FORT WORTH, TX 76179-7611

Deed Date: 8/7/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209230049](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|-----------|----------------------------|-------------|-----------|
| MERITAGE HOMES OF TEXAS LLC | 5/27/2009 | D209140676 | 0000000 | 0000000 |
| M & C DEVELOPMENT LTD | 1/1/2008 | 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 | \$251,406 | \$100,000 | \$351,406 | \$351,406 |
| 2024 | \$251,406 | \$100,000 | \$351,406 | \$351,406 |
| 2023 | \$271,218 | \$75,000 | \$346,218 | \$320,794 |
| 2022 | \$225,658 | \$75,000 | \$300,658 | \$291,631 |
| 2021 | \$190,119 | \$75,000 | \$265,119 | \$265,119 |
| 2020 | \$174,192 | \$75,000 | \$249,192 | \$249,192 |

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.