



**Address:** [6040 PADDLEFISH DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-C-43  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040W

**Latitude:** 32.844130879  
**Longitude:** -97.4136132887  
**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 C Lot 43

**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:** 2011  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41479645  
**Site Name:** MARINE CREEK RANCH ADDITION-C-43  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,458  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,904  
**Land Acres<sup>\*</sup>:** 0.1355  
**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:**  
BERMEA MONICA ANA  
**Primary Owner Address:**  
6040 PADDLEFISH DR  
FORT WORTH, TX 76179

**Deed Date:** 9/10/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220228442](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERBERT-ALLEN PAULINE	5/23/2019	<a href="#">D219119909</a>		
ALLEN GREGORY S;HERBERT-ALLEN PAULINE	9/16/2017	<a href="#">D217189736</a>		
WHITE ELENA	6/28/2012	<a href="#">D212159993</a>	0000000	0000000
MC VERT LP	8/1/2011	<a href="#">D211219722</a>	0000000	0000000
LAKE HOLLOW CORP	1/1/2009	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	\$251,427	\$75,000	\$326,427	\$326,427
2024	\$251,427	\$75,000	\$326,427	\$326,427
2023	\$307,000	\$50,000	\$357,000	\$339,809
2022	\$277,975	\$50,000	\$327,975	\$308,917
2021	\$230,834	\$50,000	\$280,834	\$280,834
2020	\$213,647	\$50,000	\$263,647	\$263,647

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.