



Address: [6044 PADDLEFISH DR](#)
City: FORT WORTH
Georeference: 24819-C-44
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040W

Latitude: 32.8442568883
Longitude: -97.4135271332
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 44

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: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41479653

Site Name: MARINE CREEK RANCH ADDITION-C-44

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,197

Percent Complete: 100%

Land Sqft^{*}: 5,898

Land Acres^{*}: 0.1353

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:

BRYANT PEARL W

Primary Owner Address:

6044 PADDLEFISH DR
FORT WORTH, TX 76179

Deed Date: 12/23/2019

Deed Volume:

Deed Page:

Instrument: [D219296468](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELBORN ROBERT W;WELBORN VERA R	4/20/2012	D212105585	0000000	0000000
MC VERT LP	12/1/2011	D212007162	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 ⁺
2025	\$277,804	\$75,000	\$352,804	\$352,804
2024	\$277,804	\$75,000	\$352,804	\$352,804
2023	\$293,979	\$50,000	\$343,979	\$327,111
2022	\$265,391	\$50,000	\$315,391	\$297,374
2021	\$220,340	\$50,000	\$270,340	\$270,340
2020	\$203,913	\$50,000	\$253,913	\$253,913

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.