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**Address:** [6049 PADDLEFISH DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-H-4-70  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040W

**Latitude:** 32.8446637549  
**Longitude:** -97.4138988274  
**TAD Map:** 2024-428  
**MAPSCO:** TAR-046H



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This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** MARINE CREEK RANCH  
ADDITION Block H Lot 4

**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:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41479769  
**Site Name:** MARINE CREEK RANCH ADDITION-H-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,019  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,890  
**Land Acres<sup>\*</sup>:** 0.1581  
**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:**  
PEROSE BRADY  
PEROSE SOMCHAI  
**Primary Owner Address:**  
6049 PADDLEFISH DR  
FORT WORTH, TX 76179-7629

**Deed Date:** 10/26/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212279983](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MC VERT LP	6/26/2012	<a href="#">D212165299</a>	0000000	0000000
LAKE HOLLOW CORP	1/1/2009	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 <sup>+</sup>
2025	\$232,313	\$75,000	\$307,313	\$307,313
2024	\$232,313	\$75,000	\$307,313	\$307,313
2023	\$257,549	\$50,000	\$307,549	\$306,130
2022	\$256,809	\$50,000	\$306,809	\$278,300
2021	\$208,078	\$50,000	\$258,078	\$253,000
2020	\$180,000	\$50,000	\$230,000	\$230,000

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.