



**Address:** [6109 SUNRISE LAKE DR](#)  
**City:** FORT WORTH  
**Georeference:** 24819-X-16  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040P

**Latitude:** 32.8424294759  
**Longitude:** -97.4085814656  
**TAD Map:** 2024-424  
**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 X Lot 16

**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:** 2013  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41637038  
**Site Name:** MARINE CREEK RANCH ADDITION-X-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,186  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,362  
**Land Acres<sup>\*</sup>:** 0.1690  
**Pool:** Y

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
FAHEY MICHAEL J  
MOZDEN-FAHEY STEPHANIE M  
**Primary Owner Address:**  
6109 SUNRISE LAKE DR  
FORT WORTH, TX 76179

**Deed Date:** 5/3/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218096726](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUCK AUGUST III;BUCK FRIEDA	10/9/2013	<a href="#">D213265277</a>	0000000	0000000
FIRST TEXAS HOMES INC	5/6/2013	<a href="#">D213119177</a>	0000000	0000000
M&C DEVELOPMENT LTD	1/1/2013	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	\$382,815	\$100,000	\$482,815	\$482,815
2024	\$382,815	\$100,000	\$482,815	\$482,815
2023	\$411,782	\$75,000	\$486,782	\$439,097
2022	\$339,993	\$75,000	\$414,993	\$399,179
2021	\$287,890	\$75,000	\$362,890	\$362,890
2020	\$264,518	\$75,000	\$339,518	\$339,518

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.