



**Address:** [6116 FALLS LAKE RD](#)  
**City:** FORT WORTH  
**Georeference:** 24819-Q-3-71  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040P

**Latitude:** 32.845998933  
**Longitude:** -97.4025439802  
**TAD Map:** 2024-428  
**MAPSCO:** TAR-047A



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 Q Lot 3 PLAT D215031086

**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:** 2015  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800005664  
**Site Name:** MARINE CREEK RANCH ADDITION Q 3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,968  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,666  
**Land Acres<sup>\*</sup>:** 0.1760  
**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:**  
VALDEZ NICOLE SABRINA  
**Primary Owner Address:**  
6116 FALLS LAKE RD  
FORT WORTH, TX 76179

**Deed Date:** 2/17/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223027214](#)

| Previous Owners                | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| HICKS MARILYN YVONNE           | 9/11/2022  | <a href="#">D222266050</a> |             |           |
| HICKS MARILYN Y;HICKS RUSSEL P | 12/23/2015 | <a href="#">D215286319</a> |             |           |
| MHI PARTNERSHIP LTD            | 8/1/2015   | <a href="#">D215085708</a> |             |           |

## 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 | \$297,969          | \$100,000   | \$397,969    | \$397,969                    |
| 2024 | \$350,624          | \$100,000   | \$450,624    | \$450,624                    |
| 2023 | \$377,798          | \$75,000    | \$452,798    | \$408,162                    |
| 2022 | \$312,891          | \$75,000    | \$387,891    | \$371,056                    |
| 2021 | \$262,324          | \$75,000    | \$337,324    | \$337,324                    |
| 2020 | \$239,450          | \$75,000    | \$314,450    | \$314,450                    |

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.