



**Address:** [6117 FALLS LAKE RD](#)  
**City:** FORT WORTH  
**Georeference:** 24819-T-17  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040P

**Latitude:** 32.8460295759  
**Longitude:** -97.40309891  
**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 T Lot 17

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$410,244

**Protest Deadline Date:** 7/12/2024

**Site Number:** 800005686  
**Site Name:** MARINE CREEK RANCH ADDITION T 17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,054  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,405  
**Land Acres<sup>\*</sup>:** 0.1700  
**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
THOMAS CARL ANTHONY  
ABSTON AMANDA M

**Primary Owner Address:**  
6117 FALLS LAKE RD  
FORT WORTH, TX 76179

**Deed Date:** 2/12/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216031225](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	8/1/2015	<a href="#">D215162134</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	\$310,244	\$100,000	\$410,244	\$410,244
2024	\$310,244	\$100,000	\$410,244	\$399,300
2023	\$386,235	\$75,000	\$461,235	\$363,000
2022	\$321,250	\$75,000	\$396,250	\$330,000
2021	\$225,000	\$75,000	\$300,000	\$300,000
2020	\$222,000	\$75,000	\$297,000	\$297,000

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)
- DISABLED VET 70 to 99 PCT 11.22

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.