



Address: [6224 TOPSAIL DR](#)
City: FORT WORTH
Georeference: 23367-L-15
Subdivision: LAKE VISTA RANCH
Neighborhood Code: 2N010I

Latitude: 32.8748539282
Longitude: -97.4188860045
TAD Map: 2024-436
MAPSCO: TAR-032Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE VISTA RANCH Block L Lot 15

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: 2017
Personal Property Account: N/A
Agent: TEXAS TAX PROTEST (05909)
Notice Sent Date: 4/15/2025
Notice Value: \$381,565
Protest Deadline Date: 5/24/2024

Site Number: 800025556
Site Name: LAKE VISTA RANCH L 15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,892
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1263
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:
MERCHANT CORRICK
Primary Owner Address:
6224 TOPSAIL DR
FORT WORTH, TX 76179

Deed Date: 11/30/2017
Deed Volume:
Deed Page:
Instrument: [D217278294](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES, L.P.	10/2/2017	D217230400		



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	\$301,565	\$80,000	\$381,565	\$381,565
2024	\$301,565	\$80,000	\$381,565	\$363,000
2023	\$334,000	\$55,000	\$389,000	\$330,000
2022	\$245,000	\$55,000	\$300,000	\$300,000
2021	\$236,532	\$55,000	\$291,532	\$291,532
2020	\$215,438	\$55,000	\$270,438	\$270,438

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.