



**Address:** [6156 HICKORY HILLS LN](#)  
**City:** FORT WORTH  
**Georeference:** 24819-CC-3  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040Y

**Latitude:** 32.8503584953  
**Longitude:** -97.4064290144  
**TAD Map:** 2024-428  
**MAPSCO:** TAR-046D



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 CC Lot 3

**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:** 2024  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$210,447  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800025439  
**Site Name:** MARINE CREEK RANCH ADDITION CC 3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,315  
**Percent Complete:** 40%  
**Land Sqft<sup>\*</sup>:** 5,710  
**Land Acres<sup>\*</sup>:** 0.1311  
**Pool:** N

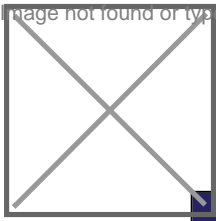
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
DFH COVENTRY LLC  
**Primary Owner Address:**  
14701 PHILIPS HWY SUITE 300  
JACKSONVILLE, FL 32256

**Deed Date:** 11/26/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224213394](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	12/10/2020	<a href="#">D219182821</a>		
MHI PARTNERSHIP	8/15/2019	<a href="#">D219182821</a>		
M & C DEVELOPMENT LTD	12/21/2017	<a href="#">D217293760</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	\$120,447	\$90,000	\$210,447	\$210,447
2024	\$0	\$63,000	\$63,000	\$58,800
2023	\$0	\$49,000	\$49,000	\$49,000
2022	\$0	\$49,000	\$49,000	\$49,000
2021	\$0	\$49,000	\$49,000	\$49,000
2020	\$0	\$49,000	\$49,000	\$49,000

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

There are no exemptions for this property

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.