



Address: [6200 COBBETTS POND LN](#)
City: FORT WORTH
Georeference: 24819-AA-14
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040Y

Latitude: 32.8508664747
Longitude: -97.4055258436
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 AA Lot 14

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: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800052787
Site Name: MARINE CREEK RANCH ADDITION AA 14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,142
Percent Complete: 100%
Land Sqft^{*}: 5,608
Land Acres^{*}: 0.1287
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:
BEECHER ARTHUR TODD
BEECHER ASHLEY JEAN
Primary Owner Address:
1883 CHOCTAW RD
COPPEROPOLIS, CA 95228

Deed Date: 5/26/2023
Deed Volume:
Deed Page:
Instrument: [D223094728](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DFH COVENTRY LLC	7/13/2022	D222178156		
MCGUYER LAND HOLDINGS LLC	2/16/2022	D222044164		
CRYSTAL LAKE DEVELOPMENT LLC	8/2/2020	D218222983		

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	\$292,908	\$90,000	\$382,908	\$382,908
2024	\$292,908	\$90,000	\$382,908	\$382,908
2023	\$271,947	\$70,000	\$341,947	\$341,947
2022	\$0	\$49,000	\$49,000	\$49,000
2021	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

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.