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Address: [6112 COBBETTS POND LN](#)
City: FORT WORTH
Georeference: 24819-BB-9
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040Y

Latitude: 32.8488341015
Longitude: -97.4055225442
TAD Map: 2024-428
MAPSCO: TAR-047A



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

PROPERTY DATA

Legal Description: MARINE CREEK RANCH
ADDITION Block BB Lot 9

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: 2020
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 800052799
Site Name: MARINE CREEK RANCH ADDITION BB 9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,053
Percent Complete: 100%
Land Sqft^{*}: 5,993
Land Acres^{*}: 0.1376
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:
PAUDEL SAMMAN
Primary Owner Address:
6112 COBBETTS POND LN
FORT WORTH, TX 76179

Deed Date: 12/18/2020
Deed Volume:
Deed Page:
Instrument: [D220346320](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	8/7/2020	D220198019		
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	\$211,786	\$90,000	\$301,786	\$301,786
2024	\$248,000	\$90,000	\$338,000	\$338,000
2023	\$304,272	\$70,000	\$374,272	\$347,669
2022	\$246,063	\$70,000	\$316,063	\$316,063
2021	\$232,690	\$70,000	\$302,690	\$302,690
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

- HOMESTEAD GENERAL 11.13(b)
- SOLAR & WIND POWERED DEVICES 11.27

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.