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Address: [6121 COBBETTS POND LN](#)
City: FORT WORTH
Georeference: 24819-CC-22
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040Y

Latitude: 32.8491916096
Longitude: -97.4060653225
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 CC Lot 22

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)

Site Number: 800052810
Site Name: MARINE CREEK RANCH ADDITION CC 22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,989
Percent Complete: 100%
Land Sqft^{*}: 5,728
Land Acres^{*}: 0.1315
Pool: N

State Code: A

Year Built: 2021

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$373,344

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

NEUPANE JEEWAN
DHAKAL BINITA

Primary Owner Address:

6121 COBBETTS POND LN
FORT WORTH, TX 76179

Deed Date: 9/13/2024

Deed Volume:

Deed Page:

Instrument: [D224168909](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DHAKAL BINITA;DHAKAL BISHAL;MANRAL BACHANA S;MANRAL DEEPENDRA;NEUPANE JEEWAN	3/8/2023	D223040392		
PRASHASOUK BOI	8/27/2021	D221255933		
IMPRESSION HOMES LLC	11/23/2020	D220311435		
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	\$283,344	\$90,000	\$373,344	\$373,344
2024	\$283,344	\$90,000	\$373,344	\$373,344
2023	\$328,769	\$70,000	\$398,769	\$398,769
2022	\$243,391	\$70,000	\$313,391	\$313,391
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

- 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.