



**Address:** [6133 COBBETTS POND LN](#)  
**City:** FORT WORTH  
**Georeference:** 24819-CC-25  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040Y

**Latitude:** 32.8496044055  
**Longitude:** -97.4060629574  
**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 CC Lot 25

**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:** 800052813  
**Site Name:** MARINE CREEK RANCH ADDITION CC 25  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,116  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,715  
**Land Acres<sup>\*</sup>:** 0.1312  
**Pool:** N

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

BORREGO CYNTHIA

**Primary Owner Address:**

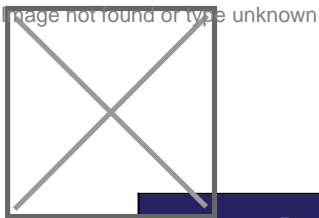
6133 COBBETTS POND LN  
FORT WORTH, TX 76179

**Deed Date:** 7/13/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222178104](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DFH COVENTRY LLC	10/1/2021	<a href="#">D221288545</a>		
MHI PARTNERSHIP LTD	6/24/2021	<a href="#">D221183155</a>		
CRYSTAL LAKE DEVELOPMENT LLC	8/2/2020	<a href="#">D218222983</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	\$249,234	\$90,000	\$339,234	\$339,234
2024	\$249,234	\$90,000	\$339,234	\$339,234
2023	\$336,979	\$70,000	\$406,979	\$406,979
2022	\$249,253	\$70,000	\$319,253	\$319,253
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.