

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42643633

Latitude: 32.8498790905

**TAD Map:** 2024-428 **MAPSCO:** TAR-047A

Longitude: -97.4060606559

Address: 6141 COBBETTS POND LN

City: FORT WORTH

Georeference: 24819-CC-27

Subdivision: MARINE CREEK RANCH ADDITION

Neighborhood Code: 2N040Y

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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 27

**Jurisdictions:** 

CITY OF FORT WORTH (026) Site Number: 800052815

TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
Site Name: MARINE CREEK RANCH ADDITION CC 27

TARRANT COUNTY HOSPITAL (224)

Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

EAGLE MTN-SAGINAW ISD (918) Approximate Size +++: 3,087
State Code: A Percent Complete: 100%

State Code: A Percent Complete: 100% Year Built: 2022 Land Sqft\*: 5,706

Personal Property Account: N/A Land Acres\*: 0.1310

Agent: None Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

JAWAD AHMADZUBIR Deed Date: 6/26/2023

JAWAD WAJIA

Primary Owner Address:

Deed Volume:

Deed Page:

6141 COBBETTS POND LN
FORT WORTH, TX 76179

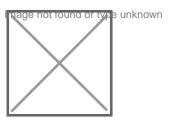
Instrument: D223131531

| Previous Owners              | Date       | Instrument | Deed Volume | Deed Page |
|------------------------------|------------|------------|-------------|-----------|
| DFH CONVENTRY LLC            | 10/12/2021 | D221332913 |             |           |
| CRYSTAL LAKE DEVELOPMENT LLC | 8/2/2020   | D218222983 |             |           |

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



**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 | \$374,913          | \$90,000    | \$464,913    | \$464,913        |
| 2024 | \$374,913          | \$90,000    | \$464,913    | \$464,913        |
| 2023 | \$174,322          | \$70,000    | \$244,322    | \$244,322        |
| 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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.