



**Address:** [6145 COBBETTS POND LN](#)  
**City:** FORT WORTH  
**Georeference:** 24819-CC-28  
**Subdivision:** MARINE CREEK RANCH ADDITION  
**Neighborhood Code:** 2N040Y

**Latitude:** 32.8500163057  
**Longitude:** -97.4060603499  
**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 28

**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:** 2021  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800052816  
**Site Name:** MARINE CREEK RANCH ADDITION CC 28  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,845  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,701  
**Land Acres<sup>\*</sup>:** 0.1309  
**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:**  
HASSANPOUR BEHNAZ  
**Primary Owner Address:**  
6145 COBBETTS POND LN  
FORT WORTH, TX 76179

**Deed Date:** 4/11/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225064060](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON JUANA;WILSON SOLOMON III	7/18/2022	<a href="#">D222182232</a>		
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	\$273,036	\$90,000	\$363,036	\$363,036
2024	\$273,036	\$90,000	\$363,036	\$363,036
2023	\$316,802	\$70,000	\$386,802	\$386,802
2022	\$234,542	\$70,000	\$304,542	\$304,542
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.