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Address: [6156 COBBETTS POND LN](#)
City: FORT WORTH
Georeference: 24819-AA-18
Subdivision: MARINE CREEK RANCH ADDITION
Neighborhood Code: 2N040Y

Latitude: 32.8504041955
Longitude: -97.4055293122
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 AA Lot 18

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: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 800052916
Site Name: MARINE CREEK RANCH ADDITION AA 18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,446
Percent Complete: 100%
Land Sqft^{*}: 5,532
Land Acres^{*}: 0.1270
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RODRIGUEZ LOPEZ NORBERT
IRIZARRY LUVIR LUGO

Primary Owner Address:
6156 COBBETTS POND LN
FORT WORTH, TX 76179

Deed Date: 8/30/2022
Deed Volume:
Deed Page:
Instrument: [D222215867](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DFH CONVENTRY LLC	10/15/2021	D221304769		
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	\$282,452	\$90,000	\$372,452	\$372,452
2024	\$297,971	\$90,000	\$387,971	\$387,971
2023	\$338,946	\$70,000	\$408,946	\$408,946
2022	\$263,548	\$70,000	\$333,548	\$333,548
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.