

Account Number: 06516335

LOCATION

Address: 6310 CRAWFORD LN E

City: FOREST HILL
Georeference: A1031-1A

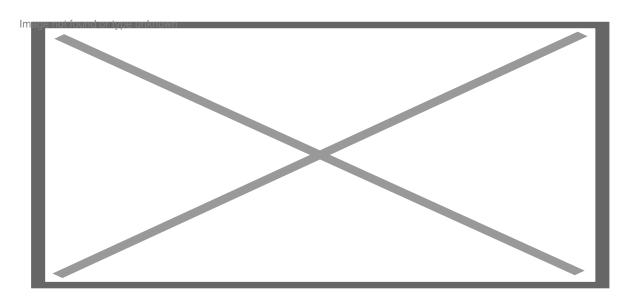
Subdivision: MANN, JAMES M SURVEY

Neighborhood Code: 1H070E

Latitude: 32.6654043482 **Longitude:** -97.2640502671

TAD Map: 2072-360 **MAPSCO:** TAR-092V





This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MANN, JAMES M SURVEY

Abstract 1031 Tract 1A OTHER IMP

Jurisdictions:

CITY OF FOREST HILL (010) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: A Year Built: 1920

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 04719328

Site Name: MANN, JAMES M SURVEY-1A **Site Class:** A1 - Residential - Single Family

Parcels: 2

Approximate Size +++: 824
Percent Complete: 100%

Land Sqft*: 10,890 Land Acres*: 0.2500

Pool: N

+++ Rounded.

OWNER INFORMATION

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



Current Owner:

SANCHEZ MARIA ETAL

6940 MARYHILL RD

Primary Owner Address:

FOREST HILL, TX 76140-1806

Deed Date: 7/10/2007 Deed Volume: 0000000 **Deed Page: 0000000** Instrument: D207253272

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------|-------------|-----------|
| FLORES CARLOS C SR;FLORES CARMELLA | 10/21/1992 | 00108590001070 | 0010859 | 0001070 |
| SLAUGHTER CLAUDE A | 1/1/1991 | 00000000000000 | 0000000 | 0000000 |

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 | \$36,942 | \$30,890 | \$67,832 | \$67,832 |
| 2024 | \$36,942 | \$30,890 | \$67,832 | \$67,832 |
| 2023 | \$27,790 | \$30,890 | \$58,680 | \$58,680 |
| 2022 | \$26,867 | \$10,890 | \$37,757 | \$37,757 |
| 2021 | \$17,211 | \$10,890 | \$28,101 | \$28,101 |
| 2020 | \$17,211 | \$10,890 | \$28,101 | \$28,101 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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