



**Address:** [6004 BLANCHARD DR](#)  
**City:** FORT WORTH  
**Georeference:** 8894C-15-4  
**Subdivision:** CROSSING AT FOSSIL CREEK, THE  
**Neighborhood Code:** 2N200B

**Latitude:** 32.8537221515  
**Longitude:** -97.3179442984  
**TAD Map:** 2054-428  
**MAPSCO:** TAR-049B



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

## PROPERTY DATA

**Legal Description:** CROSSING AT FOSSIL CREEK,  
THE Block 15 Lot 4

**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:** 2002

**Personal Property Account:** N/A

**Agent:** HEGWOOD GROUP (00813)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07816871

**Site Name:** CROSSING AT FOSSIL CREEK, THE-15-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,516

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,050

**Land Acres<sup>\*</sup>:** 0.1388

**Pool:** N

<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:**

JODYN ENT LLC

**Primary Owner Address:**

3205 SHORE VIEW DR  
HIGHLAND VILLAGE, TX 75077

**Deed Date:** 2/2/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217027036](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARELLANO MARY CARMEN	11/24/2014	<a href="#">D214261567</a>		
HUDSON LEAH B	5/29/2007	<a href="#">D207190687</a>	0000000	0000000
ROSENKRANTZ STUART A	11/28/2005	<a href="#">D205366335</a>	0000000	0000000
HERRELL JENNIFER JUNE	11/1/2005	<a href="#">D205343421</a>	0000000	0000000
HERRELL ANDREW;HERRELL JENNIFER	6/14/2002	00157630000195	0015763	0000195
D R HORTON TEXAS LTD	1/1/2001	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	\$214,922	\$65,000	\$279,922	\$279,922
2024	\$214,922	\$65,000	\$279,922	\$279,922
2023	\$228,000	\$50,000	\$278,000	\$278,000
2022	\$154,500	\$50,000	\$204,500	\$204,500
2021	\$143,209	\$50,000	\$193,209	\$193,209
2020	\$143,209	\$50,000	\$193,209	\$193,209

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



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.