

## LOCATION

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**Address:** [6249 RYAN CREEK RD](#)  
**City:** FORT WORTH  
**Georeference:** 40453L-23-26  
**Subdivision:** STONE CREEK RANCH  
**Neighborhood Code:** 2N040F

**Latitude:** 32.8484927635  
**Longitude:** -97.4243523861  
**TAD Map:** 2018-428  
**MAPSCO:** TAR-046B



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** STONE CREEK RANCH Block  
23 Lot 26

**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:** 2008

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 40725049

**Site Name:** STONE CREEK RANCH-23-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,078

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

AMH 2014-3 BORROWER LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 11/25/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214268280](#)

| Previous Owners                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| AMERICAN HOMES 4 RENT LP        | 3/11/2013  | <a href="#">D213065122</a> | 0000000     | 0000000   |
| TORRES ROGER J                  | 10/12/2010 | <a href="#">D211002139</a> | 0000000     | 0000000   |
| TORRES ROGER J;TORRES STEPHANIE | 6/30/2008  | <a href="#">D208260337</a> | 0000000     | 0000000   |
| GEHAN HOMES LTD                 | 1/1/2005   | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$250,496          | \$65,000    | \$315,496    | \$315,496                    |
| 2023 | \$287,101          | \$45,000    | \$332,101    | \$332,101                    |
| 2022 | \$207,055          | \$45,000    | \$252,055    | \$252,055                    |
| 2021 | \$179,483          | \$45,000    | \$224,483    | \$224,483                    |
| 2020 | \$162,412          | \$45,000    | \$207,412    | \$207,412                    |

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.