

Tarrant Appraisal District Property Information | PDF Account Number: 42047763

Address: 6316 ELAND RUN

City: FORT WORTH Georeference: 3101B-2-25 Subdivision: BOSWELL RANCH Neighborhood Code: 2N010F Latitude: 32.8799609729 Longitude: -97.4218279559 TAD Map: 2024-440 MAPSCO: TAR-032L





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

PROPERTY DATA

Legal Description: BOSWELL RANCH Block 2 Lot 25

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2015 Personal Property Account: N/A Agent: None

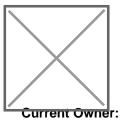
Protest Deadline Date: 5/15/2025

Site Number: 800001628 Site Name: BOSWELL RANCH Block 2 Lot 25 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,751 Percent Complete: 100% Land Sqft^{*}: 6,000 Land Acres^{*}: 0.1377 Pool: N

+++ Rounded.

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

OWNER INFORMATION



Tarrant Appraisal District Property Information | PDF

HOOKS MILDRED Primary Owner Address: 6316 ELAND RUN

6316 ELAND RUN FORT WORTH, TX 76179 Deed Date: 8/12/2022 Deed Volume: Deed Page: Instrument: 142-22-153859

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOOKS MILDRED;HOOKS WALTER EST	2/29/2016	D216042260		
D R HORTON TEXAS LTD	10/1/2015	D215224994		

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	\$0	\$0	\$0	\$0
2024	\$261,595	\$65,000	\$326,595	\$320,115
2023	\$300,240	\$45,000	\$345,240	\$291,014
2022	\$223,824	\$45,000	\$268,824	\$264,558
2021	\$195,507	\$45,000	\$240,507	\$240,507
2020	\$174,280	\$45,000	\$219,280	\$219,280

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)
- DISABLED VET 100 PCT 11.131

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.