



Address: [6317 ELAND RUN](#)
City: FORT WORTH
Georeference: 3101B-3-12
Subdivision: BOSWELL RANCH
Neighborhood Code: 2N010F

Latitude: 32.8794963034
Longitude: -97.4219023063
TAD Map: 2024-440
MAPSCO: TAR-032Q



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

PROPERTY DATA

Legal Description: BOSWELL RANCH Block 3 Lot 12

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: 800001640

Site Name: BOSWELL RANCH Block 3 Lot 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,839

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



Current Owner:
VILLEGAS DANIEL
Primary Owner Address:
6317 ELAND RUN
FORT WORTH, TX 76179

Deed Date: 12/27/2024
Deed Volume:
Deed Page:
Instrument: [D224231512](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOURBEAU DARLENE;BOURBEAU WILLIAM	1/29/2016	D216021481		
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	\$276,006	\$65,000	\$341,006	\$334,192
2023	\$279,386	\$45,000	\$324,386	\$303,811
2022	\$236,044	\$45,000	\$281,044	\$276,192
2021	\$206,084	\$45,000	\$251,084	\$251,084
2020	\$183,627	\$45,000	\$228,627	\$228,627

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.