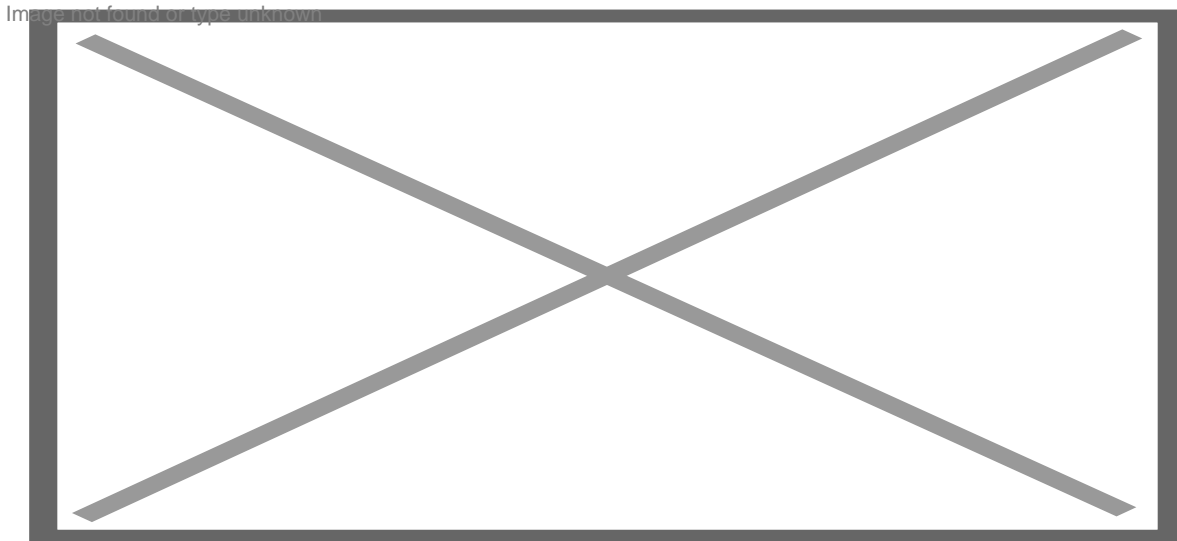




Address: [6304 LEAPING FAWN DR](#)
City: FORT WORTH
Georeference: 3101B-11-2
Subdivision: BOSWELL RANCH
Neighborhood Code: 2N010F

Latitude: 32.8784008315
Longitude: -97.422607543
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 11 Lot 2

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: 800001685

Site Name: BOSWELL RANCH Block 11 Lot 2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,749

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:

ZHENG-CHEN FAMILY LIVING TRUST

Primary Owner Address:

2201 ARBOL WAY
PROSPER, TX 75078

Deed Date: 2/26/2025

Deed Volume:

Deed Page:

Instrument: [D225043432](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEN FAN;ZHENG GENE C	6/30/2016	D216147204		
BAILEY KATHERINE E;BAILEY MATTHEW	5/29/2015	D215117326		
D R HORTON TEXAS LTD	12/12/2014	D214270549		

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	\$238,577	\$65,000	\$303,577	\$303,577
2023	\$264,000	\$45,000	\$309,000	\$309,000
2022	\$210,038	\$45,000	\$255,038	\$255,038
2021	\$181,120	\$45,000	\$226,120	\$226,120
2020	\$164,146	\$45,000	\$209,146	\$209,146

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.