LOCATION

Account Number: 42048433

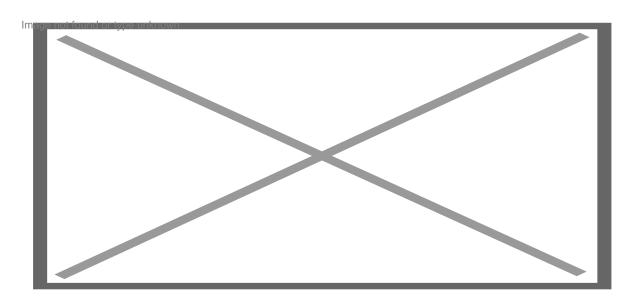
Address: 6344 LEAPING FAWN DR

City: FORT WORTH

Georeference: 3101B-11-12 **Subdivision:** BOSWELL RANCH **Neighborhood Code:** 2N010F **Latitude:** 32.8784201182 **Longitude:** -97.4242287293

TAD Map: 2018-440 **MAPSCO:** TAR-032Q





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

PROPERTY DATA

Legal Description: BOSWELL RANCH Block 11 Lot

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/15/2025

Site Number: 800001695

Site Name: BOSWELL RANCH Block 11 Lot 12 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size +++: 1,994
Percent Complete: 100%

Land Sqft*: 6,000 **Land Acres***: 0.1377

Pool: N

+++ Rounded.

OWNER INFORMATION

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



Current Owner:

BROWN BENEDICT SABRA RENEE BENEDICT ANDREW JACOB

Primary Owner Address: 6344 LEAPING FAWN DR FORT WORTH, TX 76179

Deed Date: 11/18/2020

Deed Volume: Deed Page:

Instrument: D220304999

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN PAUL D	2/29/2016	D216042357		
DR HORTON - TEXAS LTD	6/25/2015	D215138915		

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	\$249,228	\$65,000	\$314,228	\$314,228
2023	\$293,000	\$45,000	\$338,000	\$286,715
2022	\$215,650	\$45,000	\$260,650	\$260,650
2021	\$200,000	\$45,000	\$245,000	\$245,000
2020	\$165,000	\$45,000	\$210,000	\$210,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.