



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.

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

OWNER INFORMATION



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.

+ 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.