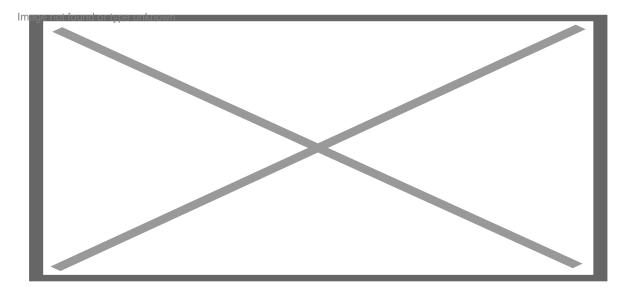


Tarrant Appraisal District Property Information | PDF Account Number: 42999951

Address: <u>6412 HIDDEN FLOWER WAY</u> City: FORT WORTH Georeference: 7262T-C-25 Subdivision: CHISHOLM TRAIL RANCH PH 1A Neighborhood Code: 4S0047

Latitude: 32.6067309036 Longitude: -97.4220888592 TAD Map: 2018-340 MAPSCO: TAR-102Y





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

PROPERTY DATA

Legal Description: CHISHOLM TRAIL RANCH PH 1A Block C Lot 25

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 800084370
TARRANT COUNTY (220)	
TARRANT REGIONAL WATER DISTRICT	Site Name: CHISHOLM TRAIL RANCH PH 1A Block C Lot 25 (223) Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY COLLEGE (225)	Parcels: 1
CROWLEY ISD (912)	Approximate Size+++: 2,447
State Code: A	Percent Complete: 100%
Year Built: 2024	Land Sqft [*] : 5,750
Personal Property Account: N/A	Land Acres [*] : 0.1320
Agent: None	Pool: N
Protest Deadline Date: 5/15/2025	

+++ Rounded.

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



OWNER INFORMATION

Current Owner:

WANAMAKER BRIAN WANAMAKER STEPHANIE

Primary Owner Address: 6412 HIDDEN FLOWER WAY

CROWLEY, TX 76036

Deed Date: 7/12/2024 Deed Volume: Deed Page: Instrument: D224122739

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TSHH LLC	12/2/2023	D223216620		
GRBK EDGEWOOD LLC;TSHH LLC	12/1/2023	D223216618		

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

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.