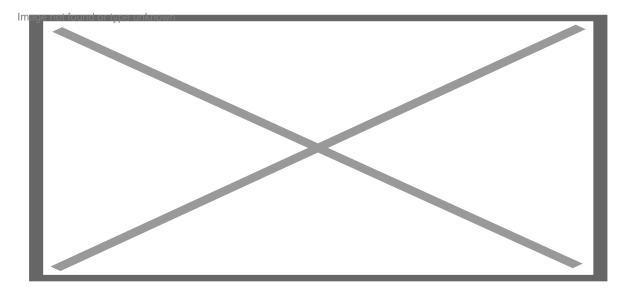


# Tarrant Appraisal District Property Information | PDF Account Number: 42999951

### 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 <sup>*</sup> : 5,750
Personal Property Account: N/A	Land Acres <sup>*</sup> : 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.