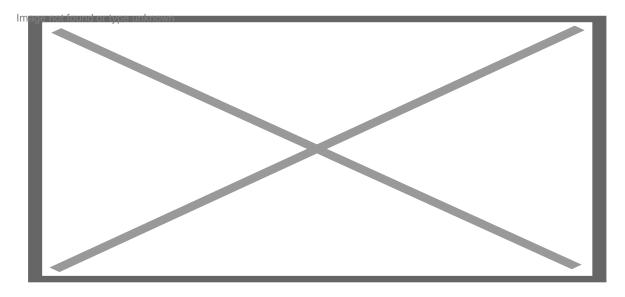


## Tarrant Appraisal District Property Information | PDF Account Number: 43000650

## Address: <u>6401 HIDDEN FLOWER WAY</u> City: FORT WORTH Georeference: 7262T-I-1 Subdivision: CHISHOLM TRAIL RANCH PH 1A Neighborhood Code: 4S0047

Latitude: 32.6061252265 Longitude: -97.4220447831 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 I Lot 1 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 800084428 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Name: CHISHOLM TRAIL RANCH PH 1A Block I Lot 1 Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** CROWLEY ISD (912) Approximate Size+++: 3,123 State Code: A Percent Complete: 100% Year Built: 2024 Land Sqft : 5,880 Personal Property Account: N/A Land Acres<sup>\*</sup>: 0.1350 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:

TSHH LLC

Primary Owner Address: 5501 HEADQUARTERS DR SUITE 300W PLANO, TX 75024 Deed Date: 12/2/2023 Deed Volume: Deed Page: Instrument: D223216620

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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**

#### 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.