**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 43000731

Address: 6433 HIDDEN FLOWER WAY

City: FORT WORTH Georeference: 7262T-I-9

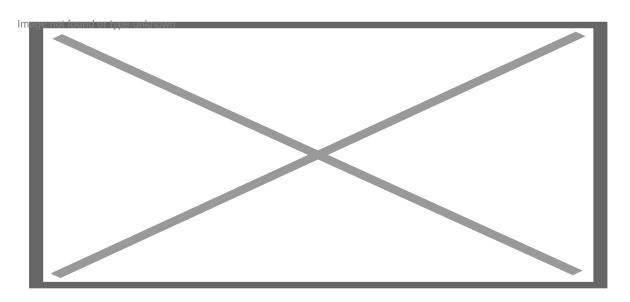
Subdivision: CHISHOLM TRAIL RANCH PH 1A

Neighborhood Code: 4S0047

Latitude: 32.6068130476 Longitude: -97.4230604646

**TAD Map:** 2018-340 MAPSCO: TAR-102X





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

## PROPERTY DATA

Legal Description: CHISHOLM TRAIL RANCH PH

1A Block I Lot 9 Jurisdictions:

CITY OF FORT WORTH (026) **Site Number:** 800084445

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: CHISHOLM TRAIL RANCH PH 1A Block I Lot 9

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

CROWLEY ISD (912) Approximate Size+++: 1,622 State Code: A Percent Complete: 100%

Year Built: 2024 **Land Sqft**\*: 5,810

Personal Property Account: N/A Land Acres\*: 0.1334

Agent: None Pool: N **Protest Deadline Date: 5/15/2025** 

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



## **OWNER INFORMATION**

**Current Owner:** 

RUIZ JUAN JR

DUARTE FRANCHESCA C

**Primary Owner Address:** 

6433 HIDDEN FLOWER WAY

CROWLEY, TX 76036

**Deed Date: 9/4/2024** 

**Deed Volume:** 

Deed Page:

Instrument: D224158501

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	12/1/2023	D223216619		

## **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.

## **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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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.