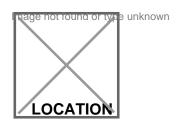


Account Number: 43081269



Address: 6520 COLT RANCH RD

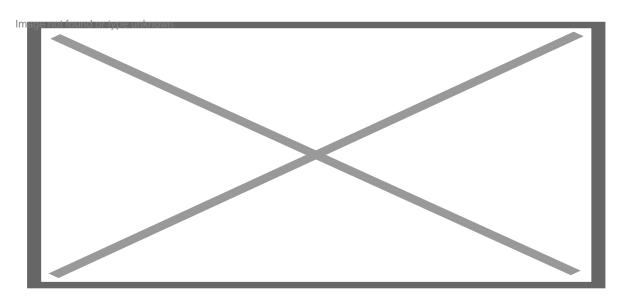
City: FORT WORTH Georeference: 7262T-B-26

Subdivision: CHISHOLM TRAIL RANCH PH 1A & 1B

Neighborhood Code: 4S0047

Latitude: 32.6093810799 Longitude: -97.425137912 **TAD Map: 2018-340** MAPSCO: TAR-102T





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

## PROPERTY DATA

Legal Description: CHISHOLM TRAIL RANCH PH

1A & 1B Block B Lot 26

Jurisdictions:

CITY OF FORT WORTH (026) **Site Number:** 800091063

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) Site Class: O1 - Residential - Vacant Inventory

TARRANT COUNTY COLLEGE (225) Parcels: 1

CROWLEY ISD (912) Approximate Size+++: 0 State Code: O Percent Complete: 0% Year Built: 0 **Land Sqft**\*: 5,750 Personal Property Account: N/A Land Acres\*: 0.1320

Agent: AD VALOREM ADVISORS INC (96698))

**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:** 

TSHH LLC

**Primary Owner Address:** 

5501 HEADQUARTERS DR SUITE 300W

PLANO, TX 75024

**Deed Date: 7/11/2024** 

Deed Volume: Deed Page:

Instrument: D224126648

## **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	\$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**

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.

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