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Address: [6496 SINGLETON RD](#)
City: TARRANT COUNTY
Georeference: 23270--3A
Subdivision: LAKESIDE ACRES ADDITION
Neighborhood Code: 2A200C

Latitude: 32.9496672485
Longitude: -97.5053124937
TAD Map: 1994-464
MAPSCO: TAR-016B



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

PROPERTY DATA

Legal Description: LAKESIDE ACRES ADDITION
Lot 3A & 4

Jurisdictions:

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Notice Sent Date: 4/15/2025

Notice Value: \$1,700,000

Protest Deadline Date: 5/24/2024

Site Number: 01557629

Site Name: LAKESIDE ACRES ADDITION-3A-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,594

Percent Complete: 100%

Land Sqft^{*}: 69,652

Land Acres^{*}: 1.5990

Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

PHILIP AND CONYA WALLEN REVOCABLE TRUST

Primary Owner Address:

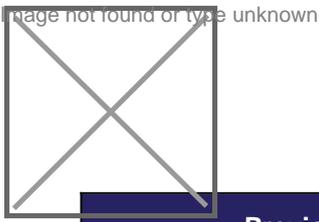
6496 SINGLETON RD
FORT WORTH, TX 76179

Deed Date: 10/28/2021

Deed Volume:

Deed Page:

Instrument: [D221322068](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALLEN CONYA T;WALLEN PHILIP L	7/29/2013	D213198760	0000000	0000000
CORINTH LAND COMPANY	11/18/2008	D208431916	0000000	0000000
MUSHTAQ QASIM;MUSHTAQ SHABNUM	8/31/2004	D204277594	0000000	0000000
HUNTER OTTA FRANKS	2/5/2004	00000000000000	0000000	0000000
HUNTER JOHN P EST JR	12/31/1900	00000000000000	0000000	0000000

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	\$1,259,241	\$440,759	\$1,700,000	\$1,295,414
2024	\$1,259,241	\$440,759	\$1,700,000	\$1,177,649
2023	\$1,259,241	\$440,759	\$1,700,000	\$1,070,590
2022	\$939,628	\$227,859	\$1,167,487	\$973,264
2021	\$640,099	\$244,686	\$884,785	\$884,785
2020	\$668,715	\$244,686	\$913,401	\$913,401

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.