



**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



Google Map or type unknown

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) **Pool:** N

**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<sup>+++</sup>:** 3,594

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 69,652

**Land Acres<sup>\*</sup>:** 1.5990

<sup>+++</sup> Rounded.

<sup>\*</sup> 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	<a href="#">D213198760</a>	0000000	0000000
CORINTH LAND COMPANY	11/18/2008	<a href="#">D208431916</a>	0000000	0000000
MUSHTAQ QASIM;MUSHTAQ SHABNUM	8/31/2004	<a href="#">D204277594</a>	0000000	0000000
HUNTER OTTA FRANKS	2/5/2004	000000000000000	0000000	0000000
HUNTER JOHN P EST JR	12/31/1900	000000000000000	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 <sup>+</sup>
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.