



**Address:** [6463 SUMAC RD](#)  
**City:** FORT WORTH  
**Georeference:** 37890-2-1  
**Subdivision:** SENISA HILL ADDITION  
**Neighborhood Code:** 4R003K

**Latitude:** 32.7120951328  
**Longitude:** -97.4234754691  
**TAD Map:** 2018-380  
**MAPSCO:** TAR-074T



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SENISA HILL ADDITION Block 2  
Lot 1

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 2023  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,806,331  
**Protest Deadline Date:** 8/16/2024

**Site Number:** 02707284  
**Site Name:** SENISA HILL ADDITION-2-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 5,803  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 30,492  
**Land Acres<sup>\*</sup>:** 0.7000  
**Pool:** Y

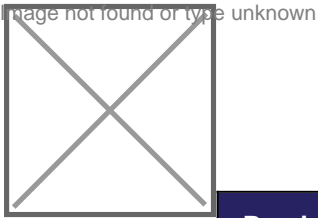
<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
FANCHER KENNETH WESLEY  
PARIS DEBORAH ANN  
**Primary Owner Address:**  
203 AUGUSTA CT  
ALEDO, TX 76008

**Deed Date:** 12/28/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221377168](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLAYTON JOHN O	12/31/1900	0000000000000000	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	\$1,604,117	\$202,214	\$1,806,331	\$1,806,331
2024	\$288,821	\$170,714	\$459,535	\$459,535
2023	\$0	\$170,714	\$170,714	\$170,714
2022	\$573,123	\$170,679	\$743,802	\$743,802
2021	\$546,243	\$170,679	\$716,922	\$716,922
2020	\$561,724	\$170,679	\$732,403	\$732,403

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.