



Address: [6350 BEN DAY MURRIN RD](#)
City: TARRANT COUNTY
Georeference: A1000-4A01A
Subdivision: MATTHEWS, JACOB SURVEY
Neighborhood Code: 4B030B

Latitude: 32.6041162324
Longitude: -97.5165942152
TAD Map: 1994-340
MAPSCO: TAR-099Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MATTHEWS, JACOB SURVEY
Abstract 1000 Tract 4A01A PORTION WITH
EXEMPTION

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1962

Personal Property Account: N/A

Agent: UPTG (00670)

Notice Sent Date: 4/15/2025

Notice Value: \$414,127

Protest Deadline Date: 5/24/2024

Site Number: 04719468

Site Name: MATTHEWS, JACOB SURVEY-4A01A-E1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,700

Percent Complete: 100%

Land Sqft^{*}: 43,560

Land Acres^{*}: 1.0000

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:

MAHVASH SAEED R
MAHVASH PETRA

Primary Owner Address:

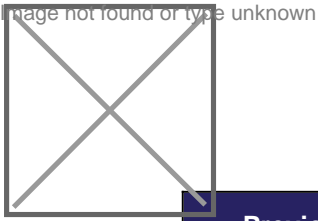
PO BOX 126114
FORT WORTH, TX 76126-0114

Deed Date: 12/1/1994

Deed Volume: 0011815

Deed Page: 0001806

Instrument: 00118150001806



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YEAGER CHARLES EST	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 ⁺
2025	\$394,127	\$20,000	\$414,127	\$389,743
2024	\$394,127	\$20,000	\$414,127	\$354,312
2023	\$562,565	\$20,000	\$582,565	\$322,102
2022	\$368,971	\$15,000	\$383,971	\$292,820
2021	\$329,402	\$14,998	\$344,400	\$266,200
2020	\$329,402	\$14,998	\$344,400	\$242,000

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.