



**Address:** [6301 SEABROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 25610-25-I28  
**Subdivision:** MEADOWS WEST ADDITION  
**Neighborhood Code:** A4R010S

**Latitude:** 32.6817382652  
**Longitude:** -97.4236175715  
**TAD Map:** 2018-368  
**MAPSCO:** TAR-088K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOWS WEST ADDITION  
Block 25 Lot I28 & PART OF COMMON AREA

**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:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$284,825

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05959683

**Site Name:** MEADOWS WEST ADDITION-25-I28-40

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,486

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,411

**Land Acres<sup>\*</sup>:** 0.0783

**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:**

DUNCAN JAMES D  
DUNCAN CONNIE L

**Primary Owner Address:**

6301 SEABROOK DR  
FORT WORTH, TX 76132-1151

**Deed Date:** 12/13/1990

**Deed Volume:** 0010126

**Deed Page:** 0002333

**Instrument:** 00101260002333

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FED NATIONAL MORTGAGE ASSOC	12/4/1990	00101260002328	0010126	0002328
NORTH FT WORTH BANK	8/7/1990	00100110002010	0010011	0002010
ROBBINS JACK;ROBBINS PATTI	10/17/1985	00083420002011	0008342	0002011

## 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	\$244,825	\$40,000	\$284,825	\$280,085
2024	\$244,825	\$40,000	\$284,825	\$254,623
2023	\$246,585	\$25,000	\$271,585	\$231,475
2022	\$185,432	\$25,000	\$210,432	\$210,432
2021	\$186,766	\$25,000	\$211,766	\$211,766
2020	\$188,100	\$25,000	\$213,100	\$213,100

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.