



Address: [6741 CLEAR SPRING DR](#)
City: FORT WORTH
Georeference: 2157-12-2
Subdivision: BELLAIRE PARK NORTH
Neighborhood Code: 4R020H

Latitude: 32.6724463786
Longitude: -97.4298083008
TAD Map: 2018-364
MAPSCO: TAR-088P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELLAIRE PARK NORTH Block
12 Lot 2

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: 1995

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$645,998

Protest Deadline Date: 5/24/2024

Site Number: 06607446

Site Name: BELLAIRE PARK NORTH-12-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,273

Percent Complete: 100%

Land Sqft^{*}: 11,687

Land Acres^{*}: 0.2682

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

EKINS BRIAN D

EKINS CATHERINE

Primary Owner Address:

6741 CLEAR SPRING DR
FORT WORTH, TX 76132-3750

Deed Date: 3/15/2001

Deed Volume: 0014784

Deed Page: 0000423

Instrument: 00147840000423

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------------|-----------|-----------------|-------------|-----------|
| ESMAEILI MOHAMMAD A;ESMAEILI VIDA A | 5/26/1995 | 00119850002157 | 0011985 | 0002157 |
| PERRY HOMES | 1/1/1993 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$445,265 | \$110,000 | \$555,265 | \$555,265 |
| 2024 | \$535,998 | \$110,000 | \$645,998 | \$532,400 |
| 2023 | \$511,688 | \$110,000 | \$621,688 | \$484,000 |
| 2022 | \$350,000 | \$90,000 | \$440,000 | \$440,000 |
| 2021 | \$350,000 | \$90,000 | \$440,000 | \$440,000 |
| 2020 | \$350,000 | \$90,000 | \$440,000 | \$440,000 |

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.