



**Address:** [6727 BLUFFVIEW DR](#)  
**City:** FORT WORTH  
**Georeference:** 20717-22-7  
**Subdivision:** HULEN BEND ESTATES ADDITION  
**Neighborhood Code:** 4S130G

**Latitude:** 32.6518792308  
**Longitude:** -97.4111251654  
**TAD Map:** 2024-356  
**MAPSCO:** TAR-088Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HULEN BEND ESTATES  
ADDITION Block 22 Lot 7

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$352,218

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

**Site Number:** 06889034

**Site Name:** HULEN BEND ESTATES ADDITION-22-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,595

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,053

**Land Acres<sup>\*</sup>:** 0.1848

**Pool:** N

<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:**

MCELWAIN SUSAN PIERCE

**Primary Owner Address:**

6727 BLUFFVIEW DR  
FORT WORTH, TX 76132-3062

**Deed Date:** 7/17/2003

**Deed Volume:** 0017161

**Deed Page:** 0000151

**Instrument:** [D203331611](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCELWAIN JOHN R;MCELWAIN SUSAN	3/12/1997	00127000001259	0012700	0001259
KUPFERLE NICK H JR;KUPFERLE R A	9/13/1996	00125130000022	0012513	0000022
WEEKLEY HOMES INC	5/2/1996	00123580001985	0012358	0001985
LUMBERMENS INV CORP	1/1/1995	00000000000000	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	\$266,996	\$50,000	\$316,996	\$316,996
2024	\$302,218	\$50,000	\$352,218	\$342,733
2023	\$324,000	\$50,000	\$374,000	\$311,575
2022	\$257,734	\$50,000	\$307,734	\$283,250
2021	\$207,500	\$50,000	\$257,500	\$257,500
2020	\$207,500	\$50,000	\$257,500	\$257,500

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.