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Address: [6712 TRAIL CLIFF WAY](#)
City: FORT WORTH
Georeference: 20717-24-4
Subdivision: HULEN BEND ESTATES ADDITION
Neighborhood Code: 4S130G

Latitude: 32.6527861175
Longitude: -97.4121542381
TAD Map: 2024-356
MAPSCO: TAR-088Z



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

PROPERTY DATA

Legal Description: HULEN BEND ESTATES
ADDITION Block 24 Lot 4

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: 1998

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$557,464

Protest Deadline Date: 5/24/2024

Site Number: 06889468

Site Name: HULEN BEND ESTATES ADDITION-24-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,207

Percent Complete: 100%

Land Sqft^{*}: 8,983

Land Acres^{*}: 0.2062

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:

FLETCHER COLIN M
FLETCHER LISA KAY

Primary Owner Address:

6712 TRAIL CLIFF WAY
FORT WORTH, TX 76132

Deed Date: 1/19/2021

Deed Volume:

Deed Page:

Instrument: [D221017990](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYSORE RAMU K;MYSORE RATHICA R	12/10/2018	D218269724		
MYSORE RAMU K;MYSORE RATHICA	7/28/1998	00133460000257	0013346	0000257
PERRY HOMES	3/23/1998	00131440000430	0013144	0000430
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 ⁺
2025	\$376,730	\$50,000	\$426,730	\$426,730
2024	\$507,464	\$50,000	\$557,464	\$549,139
2023	\$449,217	\$50,000	\$499,217	\$499,217
2022	\$390,204	\$50,000	\$440,204	\$440,204
2021	\$361,883	\$50,000	\$411,883	\$411,883
2020	\$277,272	\$50,000	\$327,272	\$327,272

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.