



Address: [6725 BRANCH CREEK DR](#)
City: FORT WORTH
Georeference: 20717-26-9
Subdivision: HULEN BEND ESTATES ADDITION
Neighborhood Code: 4S130G

Latitude: 32.6539700942
Longitude: -97.4135137669
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 26 Lot 9

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: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$495,440

Protest Deadline Date: 5/24/2024

Site Number: 07249004

Site Name: HULEN BEND ESTATES ADDITION-26-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,661

Percent Complete: 100%

Land Sqft^{*}: 8,576

Land Acres^{*}: 0.1968

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:

LSSADIEN IRRFAN
IRRFAN FATHIMA

Primary Owner Address:

6725 BRANCH CREEK DR
FORT WORTH, TX 76132

Deed Date: 7/25/2019

Deed Volume:

Deed Page:

Instrument: [D219176051-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LADD AMY	12/8/2014	D214266305		
JONES DANIEL E;JONES JEANNE S	12/21/2000	00146630000493	0014663	0000493
WEEKLEY HOMES LP	3/2/1999	00136870000284	0013687	0000284
LUMBERMAN'S INVESTMENT CORP	1/1/1998	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	\$445,440	\$50,000	\$495,440	\$495,440
2024	\$445,440	\$50,000	\$495,440	\$487,873
2023	\$447,617	\$50,000	\$497,617	\$443,521
2022	\$370,229	\$50,000	\$420,229	\$403,201
2021	\$316,546	\$50,000	\$366,546	\$366,546
2020	\$290,200	\$50,000	\$340,200	\$340,200

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.