



**Address:** [6209 SAND DUNE RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44033H-4-11  
**Subdivision:** TURTLE CREEK RANCH ADDITION  
**Neighborhood Code:** 2Y100Z

**Latitude:** 32.8351456791  
**Longitude:** -97.5049115454  
**TAD Map:** 1994-424  
**MAPSCO:** TAR-044K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TURTLE CREEK RANCH  
ADDITION Block 4 Lot 11

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
AZLE ISD (915)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 07961367

**Site Name:** TURTLE CREEK RANCH ADDITION-4-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,645

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 42,689

**Land Acres<sup>\*</sup>:** 0.9800

**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:**

SANDERS BRANDON

SANDERS MELODY

**Primary Owner Address:**

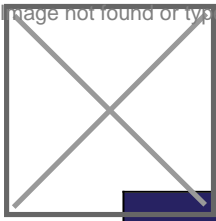
6209 SAND DUNE RD  
FORT WORTH, TX 76135

**Deed Date:** 3/8/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216047948](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITE BILLY R;WHITE CAROLYN	10/11/2013	<a href="#">D213270349</a>	0000000	0000000
HURTT DARLENE	7/12/2002	00158450000010	0015845	0000010
1886 LLC	1/1/2002	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	\$418,776	\$82,200	\$500,976	\$500,976
2024	\$418,776	\$82,200	\$500,976	\$500,976
2023	\$437,209	\$82,200	\$519,409	\$482,853
2022	\$396,757	\$42,200	\$438,957	\$438,957
2021	\$396,757	\$42,200	\$438,957	\$412,500
2020	\$340,700	\$34,300	\$375,000	\$375,000

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

There are no exemptions for this property

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.