



**Address:** [6701 SEATURTLE WAY](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44033H-7-1  
**Subdivision:** TURTLE CREEK RANCH ADDITION  
**Neighborhood Code:** 2Y100Z

**Latitude:** 32.8310179962  
**Longitude:** -97.5067461584  
**TAD Map:** 1994-420  
**MAPSCO:** TAR-044J



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 7 Lot 1

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$463,462

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

**Site Number:** 07961596

**Site Name:** TURTLE CREEK RANCH ADDITION-7-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,138

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 48,787

**Land Acres<sup>\*</sup>:** 1.1199

**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:**

SHURANCE JASON  
SHURANCE SHANNON

**Primary Owner Address:**

6701 SEA TURTLE WAY  
FORT WORTH, TX 76135

**Deed Date:** 2/25/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221053809](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAY MATTHEW Z;GRAY STEPHANIE	6/29/2018	<a href="#">D218146164</a>		
KINARD ASHLEY D;KINARD DAVID	10/1/2009	<a href="#">D209265724</a>	0000000	0000000
WATSON CHRIS A;WATSON LAURA K	10/25/2002	00160940000164	0016094	0000164
SUTTER HOMES INC	6/10/2002	00157470000634	0015747	0000634
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	\$379,162	\$84,300	\$463,462	\$463,462
2024	\$379,162	\$84,300	\$463,462	\$433,436
2023	\$394,312	\$84,300	\$478,612	\$394,033
2022	\$313,912	\$44,300	\$358,212	\$358,212
2021	\$323,370	\$44,300	\$367,670	\$330,121
2020	\$262,110	\$38,000	\$300,110	\$300,110

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.