

Tarrant Appraisal District

Property Information | PDF

Account Number: 40655512

Address: 6301 PEARL RANCH RD

City: TARRANT COUNTY Georeference: A1000-2A01A

Subdivision: MATTHEWS, JACOB SURVEY

Neighborhood Code: 4A400O

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

Longitude: -97.5098133168 **TAD Map:** 1994-344 MAPSCO: TAR-100N

Latitude: 32.6212927241

PROPERTY DATA

Legal Description: MATTHEWS, JACOB SURVEY Abstract 1000 Tract 2A1A & 2B & A 1475 TR 1C NON

AG

Jurisdictions:

Site Number: 40655512 **TARRANT COUNTY (220)**

Site Name: MATTHEWS, JACOB SURVEY-2A01A-20 EMERGENCY SVCS DIST #1 (222) Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 3,525 FORT WORTH ISD (905) State Code: A Percent Complete: 100%

Year Built: 2004 **Land Sqft***: 43,560 Personal Property Account: N/A Land Acres*: 1.0000

Agent: THE GALLAGHER FIRM PLLC (11961) Pool: N

Protest Deadline Date: 7/12/2024

+++ Rounded.

OWNER INFORMATION

Current Owner: BIGGS THOMAS M BIGGS ANGELA

Primary Owner Address:

PO BOX 126317

FORT WORTH, TX 76126-0317

Deed Date: 12/23/1999 Deed Volume: 0014158 **Deed Page: 0000638**

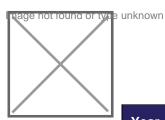
Instrument: 00141580000638

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.

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$455,000 | \$20,000 | \$475,000 | \$475,000 |
| 2024 | \$455,000 | \$20,000 | \$475,000 | \$475,000 |
| 2023 | \$430,000 | \$20,000 | \$450,000 | \$450,000 |
| 2022 | \$400,000 | \$50,000 | \$450,000 | \$440,000 |
| 2021 | \$367,500 | \$32,500 | \$400,000 | \$400,000 |
| 2020 | \$413,746 | \$32,500 | \$446,246 | \$445,500 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.