

Account Number: 40723984

Address: 6225 TRINITY CREEK DR

City: FORT WORTH

Georeference: 40453L-11-4

Subdivision: STONE CREEK RANCH

Neighborhood Code: 2N040F

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

PROPERTY DATA

Legal Description: STONE CREEK RANCH Block

11 Lot 4

Jurisdictions:

CITY OF FORT WORTH (026) **TARRANT COUNTY (220)**

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

State Code: A Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40723984

Latitude: 32.8478398893

TAD Map: 2024-428 MAPSCO: TAR-046C

Longitude: -97.4189777882

Site Name: STONE CREEK RANCH-11-4 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,338 Percent Complete: 100%

Land Sqft*: 6,098 Land Acres*: 0.1399

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

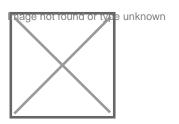
LAWRENCE DOROTHY E Deed Date: 10/16/2006 LAWRENCE D Deed Volume: 0000000 **Primary Owner Address: Deed Page: 0000000** 6225 TRINITY CREEK DR

Instrument: 00000000000000 FORT WORTH, TX 76179-7737

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|-----------|----------------|-------------|-----------|
| JONES DOROTHY EST;JONES ETAL | 7/25/2006 | D206278089 | 0000000 | 0000000 |
| GEHAN HOMES LTD | 1/1/2005 | 00000000000000 | 0000000 | 0000000 |

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



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 | \$177,592 | \$65,000 | \$242,592 | \$242,592 |
| 2024 | \$177,592 | \$65,000 | \$242,592 | \$242,592 |
| 2023 | \$202,437 | \$45,000 | \$247,437 | \$222,927 |
| 2022 | \$162,700 | \$45,000 | \$207,700 | \$202,661 |
| 2021 | \$139,237 | \$45,000 | \$184,237 | \$184,237 |
| 2020 | \$124,677 | \$45,000 | \$169,677 | \$169,677 |

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.