



**Address:** [6300 SPRING RANCH DR](#)  
**City:** FORT WORTH  
**Georeference:** 40453L-12-1  
**Subdivision:** STONE CREEK RANCH  
**Neighborhood Code:** 2N040F

**Latitude:** 32.8481963644  
**Longitude:** -97.4179603541  
**TAD Map:** 2024-428  
**MAPSCO:** TAR-046C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** STONE CREEK RANCH Block  
12 Lot 1

**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:** 2008

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40724093

**Site Name:** STONE CREEK RANCH-12-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,078

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

SERIES 6300 SPRING RANCH ROAD

**Primary Owner Address:**

641 DUNHILL LN  
FRISCO, TX 75036

**Deed Date:** 12/30/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224004605](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUMAR ANANDAVALLI RAMESH;MANICKAM RAMESH KUMAR	4/6/2021	<a href="#">D221221299 CWD</a>		
MANICKAM RAMESH KUMAR	1/12/2018	<a href="#">D218011589</a>		
BIRKES CAROL ANN	1/30/2014	<a href="#">D214021300</a>	0000000	0000000
MIER AURELIO JR;MIER ZELMA J	7/31/2009	<a href="#">D209210698</a>	0000000	0000000
GEHAN HOMES LTD	1/1/2005	0000000000000000	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	\$190,143	\$65,000	\$255,143	\$255,143
2024	\$241,000	\$65,000	\$306,000	\$306,000
2023	\$271,000	\$45,000	\$316,000	\$316,000
2022	\$210,005	\$45,000	\$255,005	\$255,005
2021	\$179,483	\$45,000	\$224,483	\$224,483
2020	\$165,000	\$45,000	\$210,000	\$210,000

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.