



Address: [6356 GRANITE CREEK DR](#)
City: FORT WORTH
Georeference: 40453L-17-19
Subdivision: STONE CREEK RANCH
Neighborhood Code: 2N040F

Latitude: 32.8488772996
Longitude: -97.4247684581
TAD Map: 2018-428
MAPSCO: TAR-046B



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
17 Lot 19

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40724581
Site Name: STONE CREEK RANCH Block 17 Lot 19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,337
Percent Complete: 100%
Land Sqft^{*}: 8,276
Land Acres^{*}: 0.1899
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

DUNCAN RYOKO MIYAGI

Primary Owner Address:

6356 GRANITE CREEK DR
FORT WORTH, TX 76179

Deed Date: 8/11/2022
Deed Volume:
Deed Page:
Instrument: [D222201812](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HALL VIRGINIA LYNN;WALLACE DECKLIN HUNTER	11/20/2020	D220309632		
RHOADES SUSAN V	1/1/2015	D214221461		
RHOADES SUSAN V;SEWELL SHARON D	10/6/2014	D214221461		
PENNYMAC CORP	5/6/2014	D214197832		
STEPHENSON COLBY;STEPHENSON JENNIFER M	12/20/2007	D207456062	0000000	0000000
GEHAN HOMES LTD	1/1/2005	000000000000000	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 ⁺
2025	\$179,202	\$65,000	\$244,202	\$244,202
2024	\$179,202	\$65,000	\$244,202	\$244,202
2023	\$204,261	\$45,000	\$249,261	\$249,261
2022	\$164,161	\$45,000	\$209,161	\$209,161
2021	\$140,482	\$45,000	\$185,482	\$185,482
2020	\$62,892	\$22,500	\$85,392	\$85,392

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.