



Address: [6245 RYAN CREEK RD](#)
City: FORT WORTH
Georeference: 40453L-23-27
Subdivision: STONE CREEK RANCH
Neighborhood Code: 2N040F

Latitude: 32.8483478002
Longitude: -97.4243548065
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
23 Lot 27

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: 40725057

Site Name: STONE CREEK RANCH-23-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,094

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:

LEAL NOEL

LEAL TIFFANY

Primary Owner Address:

6245 RYAN CREEK RD
FORT WORTH, TX 76179

Deed Date: 4/28/2022

Deed Volume:

Deed Page:

Instrument: [D222110651](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORTIZ STEVEN ALEXANDER	2/26/2019	D219046226		
OPENDOOR PROPERTY D LLC	8/1/2018	D218176033		
WEAVER BRITTANY;WEAVER JUSTIN C	7/24/2014	D214159812		
BEATY KEEGAN;BEATY WILLIAM	11/21/2007	D207443027	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	\$254,544	\$65,000	\$319,544	\$319,544
2024	\$254,544	\$65,000	\$319,544	\$319,544
2023	\$290,898	\$45,000	\$335,898	\$335,898
2022	\$211,043	\$45,000	\$256,043	\$256,043
2021	\$176,000	\$45,000	\$221,000	\$221,000
2020	\$176,895	\$45,000	\$221,895	\$221,895

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)
- DISABLED VET 70 to 99 PCT 11.22

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.