



Address: [6441 PEARL RANCH RD](#)
City: TARRANT COUNTY
Georeference: A1000-2D
Subdivision: MATTHEWS, JACOB SURVEY
Neighborhood Code: 4A4000

Latitude: 32.619754037
Longitude: -97.5151400852
TAD Map: 1994-344
MAPSCO: TAR-099R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MATTHEWS, JACOB SURVEY
Abstract 1000 Tract 2D & 2A1C LESS AG

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: E

Year Built: 2004

Personal Property Account: N/A

Agent: QUATRO TAX LLC (11627)

Notice Sent Date: 4/15/2025

Notice Value: \$585,300

Protest Deadline Date: 5/24/2024

Site Number: 40779106

Site Name: MATTHEWS, JACOB SURVEY-2D-A2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,904

Percent Complete: 100%

Land Sqft^{*}: 43,560

Land Acres^{*}: 1.0000

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:

WILLOUGHBY JAMES KERRY

Primary Owner Address:

6441 PEARL RANCH RD
FORT WORTH, TX 76126

Deed Date: 2/10/2022

Deed Volume:

Deed Page:

Instrument: [D222109789](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLOUGHBY J K;WILLOUGHBY P WILLOUGHBY	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	\$460,300	\$125,000	\$585,300	\$541,717
2024	\$460,300	\$125,000	\$585,300	\$492,470
2023	\$462,496	\$125,000	\$587,496	\$447,700
2022	\$381,951	\$50,000	\$431,951	\$407,000
2021	\$337,501	\$32,499	\$370,000	\$370,000
2020	\$337,501	\$32,499	\$370,000	\$370,000

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

- 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.