

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40844854

Address: 6113 KRISTEN DR

City: FORT WORTH **Georeference: 307-12-22** 

Subdivision: ALEXANDRA MEADOWS

Neighborhood Code: 2N200C

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

# PROPERTY DATA

Legal Description: ALEXANDRA MEADOWS Block

12 Lot 22

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: CHANDLER CROUCH (11730) Protest Deadline Date: 5/24/2024

Site Number: 40844854

Latitude: 32.8549562805

**TAD Map:** 2048-432 MAPSCO: TAR-049A

Longitude: -97.3328820997

Site Name: ALEXANDRA MEADOWS-12-22 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,838 Percent Complete: 100%

**Land Sqft**\*: 6,670 Land Acres\*: 0.1531

Pool: N

+++ Rounded.

### OWNER INFORMATION

**Current Owner:** SHERIF NABILA **Primary Owner Address:** 6113 KRISTEN DR

FORT WORTH, TX 76131-1282

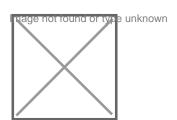
**Deed Date: 12/12/2008** Deed Volume: 0000000 **Deed Page: 0000000** Instrument: D208459137

| Previous Owners       | Date     | Instrument     | Deed Volume | Deed Page |
|-----------------------|----------|----------------|-------------|-----------|
| DR HORTON - TEXAS LTD | 1/1/2005 | 00000000000000 | 0000000     | 0000000   |

## **VALUES**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$153,054          | \$60,000    | \$213,054    | \$213,054        |
| 2024 | \$176,727          | \$60,000    | \$236,727    | \$236,727        |
| 2023 | \$271,629          | \$45,000    | \$316,629    | \$294,950        |
| 2022 | \$236,406          | \$45,000    | \$281,406    | \$268,136        |
| 2021 | \$198,760          | \$45,000    | \$243,760    | \$243,760        |
| 2020 | \$181,794          | \$45,000    | \$226,794    | \$226,794        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.