



**Address:** [6249 PECAN ORCHARD CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 31200H-B-31  
**Subdivision:** ORCHARDS, THE  
**Neighborhood Code:** 2N500E

**Latitude:** 32.945013528  
**Longitude:** -97.4991855599  
**TAD Map:** 2000-464  
**MAPSCO:** TAR-016F



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** ORCHARDS, THE Block B Lot 31

**Jurisdictions:**  
TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$975,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41053362  
**Site Name:** ORCHARDS, THE-B-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,594  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 47,045  
**Land Acres<sup>\*</sup>:** 1.0800  
**Pool:** Y

<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:**  
FIORENTINI ROBERT  
FIORENTINI DEBORA  
**Primary Owner Address:**  
6249 PECAN ORCHARD CT  
FORT WORTH, TX 76179-9290

**Deed Date:** 12/13/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207446077](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCC HOMES LTD	4/12/2007	<a href="#">D207137399</a>	0000000	0000000
PEDEN ROAD LTD	1/1/2006	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 <sup>+</sup>
2025	\$775,000	\$200,000	\$975,000	\$975,000
2024	\$775,000	\$200,000	\$975,000	\$917,059
2023	\$993,031	\$135,000	\$1,128,031	\$833,690
2022	\$743,172	\$135,000	\$878,172	\$757,900
2021	\$554,000	\$135,000	\$689,000	\$689,000
2020	\$554,000	\$135,000	\$689,000	\$689,000

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.