



**Address:** [6250 ELAND RUN](#)  
**City:** FORT WORTH  
**Georeference:** 3101B-2-14  
**Subdivision:** BOSWELL RANCH  
**Neighborhood Code:** 2N010F

**Latitude:** 32.8799480688  
**Longitude:** -97.4199883304  
**TAD Map:** 2024-440  
**MAPSCO:** TAR-032L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOSWELL RANCH Block 2 Lot 14

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$356,739

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41074440

**Site Name:** BOSWELL RANCH-2-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,396

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**Pool:** N

<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:**

ESPINOZA REYES  
ESPINOZA NOEMI

**Primary Owner Address:**

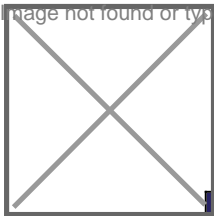
6250 ELAND RUN  
FORT WORTH, TX 76179-3660

**Deed Date:** 7/9/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208285689](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHELDAN HOMES LP	3/25/2008	<a href="#">D208111448</a>	0000000	0000000
SMRP 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	\$291,739	\$65,000	\$356,739	\$344,453
2024	\$291,739	\$65,000	\$356,739	\$313,139
2023	\$335,932	\$45,000	\$380,932	\$284,672
2022	\$250,283	\$45,000	\$295,283	\$258,793
2021	\$190,266	\$45,000	\$235,266	\$235,266
2020	\$190,266	\$45,000	\$235,266	\$235,266

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.