



Address: [6400 SPRING RANCH DR](#)
City: FORT WORTH
Georeference: 40453L-12-17
Subdivision: STONE CREEK RANCH
Neighborhood Code: 2N040F

Latitude: 32.8507188133
Longitude: -97.4180684563
TAD Map: 2024-428
MAPSCO: TAR-046C



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
12 Lot 17

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: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Notice Sent Date: 4/15/2025

Notice Value: \$304,653

Protest Deadline Date: 5/24/2024

Site Number: 41385748

Site Name: STONE CREEK RANCH-12-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,660

Percent Complete: 100%

Land Sqft^{*}: 11,500

Land Acres^{*}: 0.2640

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MADLAND SHARI L

MADLAND MICHAEL C

Primary Owner Address:

6400 SPRING RANCH DR
FORT WORTH, TX 76179

Deed Date: 7/3/2019

Deed Volume:

Deed Page:

Instrument: [D219146494](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROOM GARY	5/5/2014	D214092864	0000000	0000000
HUCHEL GLORIA J;HUCHEL PHILIP L	11/14/2008	D208447398	0000000	0000000
GEHAN HOMES LTD	1/1/2008	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	\$239,653	\$65,000	\$304,653	\$304,653
2024	\$239,653	\$65,000	\$304,653	\$300,939
2023	\$269,506	\$45,000	\$314,506	\$273,581
2022	\$203,710	\$45,000	\$248,710	\$248,710
2021	\$188,644	\$45,000	\$233,644	\$233,644
2020	\$171,179	\$45,000	\$216,179	\$216,179

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.