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Address: [6416 SPRING RANCH DR](#)
City: FORT WORTH
Georeference: 40453L-12-21
Subdivision: STONE CREEK RANCH
Neighborhood Code: 2N040F

Latitude: 32.8506946486
Longitude: -97.4188254625
TAD Map: 2024-428
MAPSCO: TAR-046C



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

PROPERTY DATA

Legal Description: STONE CREEK RANCH Block
12 Lot 21

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: 2011
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41385780
Site Name: STONE CREEK RANCH-12-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,573
Percent Complete: 100%
Land Sqft^{*}: 5,576
Land Acres^{*}: 0.1280
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:
FLOYD MICHELLE BEA
Primary Owner Address:
6416 SPRING RANCH DR
FORT WORTH, TX 76179-7521

Deed Date: 7/29/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211184281](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	1/1/2008	0000000000000000	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	\$200,927	\$65,000	\$265,927	\$265,927
2024	\$200,927	\$65,000	\$265,927	\$265,927
2023	\$229,096	\$45,000	\$274,096	\$244,806
2022	\$183,968	\$45,000	\$228,968	\$222,551
2021	\$157,319	\$45,000	\$202,319	\$202,319
2020	\$140,775	\$45,000	\$185,775	\$185,775

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.