

Tarrant Appraisal District Property Information | PDF Account Number: 41452860

Address: 6331 PEDEN RD

City: TARRANT COUNTY Georeference: 23220-1-1B Subdivision: LAKE SHORE ACRES ADDITION Neighborhood Code: 2A200C Latitude: 32.9386253978 Longitude: -97.5013464347 TAD Map: 1994-460 MAPSCO: TAR-016K



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

PROPERTY DATA

Legal Description: LAKE SHORE ACRES ADDITION Block 1 Lot 1B 1.473 AC Jurisdictions: **TARRANT COUNTY (220)** Site Number: 41452860 EMERGENCY SVCS DIST #1 (222) Site Name: LAKE SHORE ACRES ADDITION 1 1B 1.473 AC TARRANT REGIONAL WATER DISTRICT Sité Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 5,262 EAGLE MTN-SAGINAW ISD (918) State Code: A Percent Complete: 100% Year Built: 2008 Land Sqft*: 64,163 Personal Property Account: N/A Land Acres*: 1.4730 Agent: None Pool: N Notice Sent Date: 4/15/2025 Notice Value: \$1,494,239 Protest Deadline Date: 5/24/2024

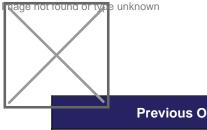
+++ Rounded.

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

OWNER INFORMATION

Current Owner: BARRAGAN GUILLERMO Primary Owner Address: 6331 PEDEN RD FORT WORTH, TX 76179

Deed Date: 8/9/2024 Deed Volume: Deed Page: Instrument: D224142415



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALSH ANNA J;WALSH RICHARD F	6/10/2014	<u>D214122026</u>	000000	0000000
DONOHUE KAREN S;DONOHUE OLIN L	8/9/2011	D211198851	000000	0000000
DONOHUE KAREN ETAL;DONOHUE OLIN	12/27/2007	D208120210	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$1,113,873	\$380,366	\$1,494,239	\$1,494,239
2024	\$1,113,873	\$380,366	\$1,494,239	\$1,494,239
2023	\$899,634	\$380,366	\$1,280,000	\$1,280,000
2022	\$1,040,011	\$259,989	\$1,300,000	\$1,300,000
2021	\$671,973	\$259,990	\$931,963	\$931,963
2020	\$714,093	\$259,990	\$974,083	\$974,083

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

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.