



Address: [6258 ELAND RUN](#)
City: FORT WORTH
Georeference: 3101B-2-16
Subdivision: BOSWELL RANCH
Neighborhood Code: 2N010F

Latitude: 32.8799505534
Longitude: -97.4203528339
TAD Map: 2018-440
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 16

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: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$339,049

Protest Deadline Date: 5/24/2024

Site Number: 800001619

Site Name: BOSWELL RANCH Block 2 Lot 16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,813

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1653

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:

MERCADO MARINELL M
DELANOY JACK JOSEPH

Primary Owner Address:

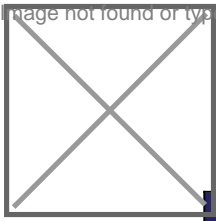
6258 ELAND RUN
FORT WORTH, TX 76179

Deed Date: 10/15/2019

Deed Volume:

Deed Page:

Instrument: [D219237971](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITEHEAD JASON	9/10/2015	D215206350		
DR HORTON - TEXAS LTD	4/9/2015	D215072305		

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	\$274,049	\$65,000	\$339,049	\$339,049
2024	\$274,049	\$65,000	\$339,049	\$332,281
2023	\$314,628	\$45,000	\$359,628	\$302,074
2022	\$234,386	\$45,000	\$279,386	\$274,613
2021	\$204,648	\$45,000	\$249,648	\$249,648
2020	\$182,358	\$45,000	\$227,358	\$227,358

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.