



**Address:** [6340 LEAPING FAWN DR](#)  
**City:** FORT WORTH  
**Georeference:** 3101B-11-11  
**Subdivision:** BOSWELL RANCH  
**Neighborhood Code:** 2N010F

**Latitude:** 32.8784128281  
**Longitude:** -97.4240699385  
**TAD Map:** 2018-440  
**MAPSCO:** TAR-032Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOSWELL RANCH Block 11 Lot 11

**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:** OOWNWELL INC (12140)

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

**Site Number:** 800001694  
**Site Name:** BOSWELL RANCH Block 11 Lot 11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,792  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**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:**

MERCER RYAN

**Primary Owner Address:**

6340 LEAPING FAWN DR  
FORT WORTH, TX 76179

**Deed Date:** 8/14/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220200964](#)

| Previous Owners       | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------|-----------|----------------------------|-------------|-----------|
| PEREZ MICHELLE        | 1/27/2016 | <a href="#">D216017970</a> |             |           |
| DR HORTON - TEXAS LTD | 6/25/2015 | <a href="#">D215138915</a> |             |           |



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 | \$202,027          | \$65,000    | \$267,027    | \$267,027                    |
| 2024 | \$243,096          | \$65,000    | \$308,096    | \$308,096                    |
| 2023 | \$249,000          | \$45,000    | \$294,000    | \$294,000                    |
| 2022 | \$231,438          | \$45,000    | \$276,438    | \$271,737                    |
| 2021 | \$202,034          | \$45,000    | \$247,034    | \$247,034                    |
| 2020 | \$145,000          | \$45,000    | \$190,000    | \$190,000                    |

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.