

Property Information | PDF

Account Number: 42048468

Address: 6357 LEAPING FAWN DR

City: FORT WORTH

Georeference: 3101B-11-15 Subdivision: BOSWELL RANCH Neighborhood Code: 2N010F **TAD Map:** 2018-440 **MAPSCO:** TAR-032P

Latitude: 32.8781881544

Longitude: -97.4247865015



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

PROPERTY DATA

Legal Description: BOSWELL RANCH Block 11 Lot

15

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

State Code: A Year Built: 2016

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$338,397

Protest Deadline Date: 5/24/2024

Site Number: 800001698

Site Name: BOSWELL RANCH Block 11 Lot 15 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,799
Percent Complete: 100%

Land Sqft*: 12,441 Land Acres*: 0.2856

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 4/21/2016
ALVAREZ VICENTE

Primary Owner Address:

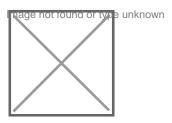
6357 LEAPING FAWN DR

FORT WORTH, TX 76179 Instrument: <u>D216085314</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	10/1/2015	D215224994		

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



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	\$273,397	\$65,000	\$338,397	\$338,397
2024	\$273,397	\$65,000	\$338,397	\$331,649
2023	\$313,868	\$45,000	\$358,868	\$301,499
2022	\$233,835	\$45,000	\$278,835	\$274,090
2021	\$204,173	\$45,000	\$249,173	\$249,173
2020	\$181,942	\$45,000	\$226,942	\$226,942

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.