



Address: [6353 LEAPING FAWN DR](#)
City: FORT WORTH
Georeference: 3101B-11-16
Subdivision: BOSWELL RANCH
Neighborhood Code: 2N010F

Latitude: 32.8779330866
Longitude: -97.4247498421
TAD Map: 2018-440
MAPSCO: TAR-032P



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 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: 2016

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$371,082

Protest Deadline Date: 5/24/2024

Site Number: 800001699
Site Name: BOSWELL RANCH Block 11 Lot 16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,354
Percent Complete: 100%
Land Sqft^{*}: 14,837
Land Acres^{*}: 0.3406
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:

NIX KACIE L
NIX PAUL DAVID

Primary Owner Address:

6353 LEAPING FAWN DR
FORT WORTH, TX 76179

Deed Date: 3/31/2016
Deed Volume:
Deed Page:
Instrument: [D216067931](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	10/1/2015	D215224994		



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	\$306,082	\$65,000	\$371,082	\$371,082
2024	\$306,082	\$65,000	\$371,082	\$353,234
2023	\$351,569	\$45,000	\$396,569	\$321,122
2022	\$246,929	\$45,000	\$291,929	\$291,929
2021	\$228,264	\$45,000	\$273,264	\$273,099
2020	\$203,272	\$45,000	\$248,272	\$248,272

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 70 to 99 PCT 11.22
- 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.