

Tarrant Appraisal District

Property Information | PDF

Account Number: 42048506

Address: 6341 LEAPING FAWN DR

City: FORT WORTH

**Georeference:** 3101B-11-19 **Subdivision:** BOSWELL RANCH **Neighborhood Code:** 2N010F **TAD Map:** 2018-440 **MAPSCO:** TAR-032Q

Latitude: 32.8779329264

Longitude: -97.4240980698



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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

19

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

**Site Number:** 800001702

**Site Name:** BOSWELL RANCH Block 11 Lot 19 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,835
Percent Complete: 100%

Land Sqft\*: 6,796 Land Acres\*: 0.1560

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

Current Owner: Deed Date: 12/30/2023

SERIES 6341 LEAPING FAWN DR

Primary Owner Address:

Deed Volume:

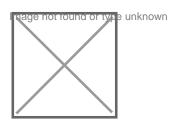
Deed Page:

14271 SORANO DR FRISCO, TX 75035 Instrument: D224004599

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANGASWAMY ASHWINI	2/10/2022	D222038791		
CASTANEDA ANGELICA;MILANKO RADOVAN	3/27/2015	D215064217		
D R HORTON TEXAS LTD	12/12/2014	D214270549		

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<sup>\*</sup> 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	\$225,796	\$65,000	\$290,796	\$290,796
2024	\$237,912	\$65,000	\$302,912	\$302,912
2023	\$274,000	\$45,000	\$319,000	\$319,000
2022	\$235,785	\$45,000	\$280,785	\$275,945
2021	\$205,859	\$45,000	\$250,859	\$250,859
2020	\$183,428	\$45,000	\$228,428	\$228,428

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

## **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.

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