



**Address:** [6329 LEAPING FAWN DR](#)  
**City:** FORT WORTH  
**Georeference:** 3101B-11-22  
**Subdivision:** BOSWELL RANCH  
**Neighborhood Code:** 2N010F

**Latitude:** 32.8779282855  
**Longitude:** -97.4236106482  
**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 22

**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:** 5/1/2025

**Notice Value:** \$332,949

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

**Site Number:** 800001705

**Site Name:** BOSWELL RANCH Block 11 Lot 22

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,776

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,911

**Land Acres<sup>\*</sup>:** 0.1587

**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:**

YANEZ GRANADOS JUAN CARLOS  
YANEZ DANIXA CAROLINA

**Primary Owner Address:**

6329 LEAPING FAWN DR  
FORT WORTH, TX 76179

**Deed Date:** 3/26/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** M221001043

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALEZ DANIXA CAROLINA;YANEZ GRANADOS JUAN CARLOS	2/25/2021	<a href="#">D221059153</a>		
OPENDOOR PROPERTY TRUST I	11/9/2020	<a href="#">D220295306</a>		
WELCH DELORES S;WELCH STEVEN P	8/14/2015	<a href="#">D215182874</a>		
DR HORTON - TEXAS LTD	3/14/2015	<a href="#">D215054804</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	\$267,949	\$65,000	\$332,949	\$332,949
2024	\$267,949	\$65,000	\$332,949	\$331,882
2023	\$307,512	\$45,000	\$352,512	\$301,711
2022	\$229,283	\$45,000	\$274,283	\$274,283
2021	\$200,293	\$45,000	\$245,293	\$245,293
2020	\$178,565	\$45,000	\$223,565	\$223,565

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.