



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⁺⁺⁺: 1,776
Percent Complete: 100%
Land Sqft^{*}: 6,911
Land Acres^{*}: 0.1587
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:

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	D221059153		
OPENDOOR PROPERTY TRUST I	11/9/2020	D220295306		
WELCH DELORES S;WELCH STEVEN P	8/14/2015	D215182874		
DR HORTON - TEXAS LTD	3/14/2015	D215054804		

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	\$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.