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**Address:** [6216 SPRING RANCH DR](#)  
**City:** FORT WORTH  
**Georeference:** 40453L-8-15  
**Subdivision:** STONE CREEK RANCH  
**Neighborhood Code:** 2N040X

**Latitude:** 32.8469937311  
**Longitude:** -97.417995685  
**TAD Map:** 2024-428  
**MAPSCO:** TAR-046C



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

**PROPERTY DATA**

**Legal Description:** STONE CREEK RANCH Block 8  
Lot 15

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- 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:** OWNWELL INC (12140)

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

**Site Number:** 800002937  
**Site Name:** STONE CREEK RANCH Block 8 Lot 15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,642  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,491  
**Land Acres<sup>\*</sup>:** 0.1490  
**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:**

BELFORD CHAMPAINE L  
PENA CHRISTIAN D

**Primary Owner Address:**  
6216 SPRING RANCH DR  
FORT WORTH, TX 76179

**Deed Date:** 11/9/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216277809](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELFORD CHAMPAINE L;PENA CHRISTIAN D	11/9/2016	<a href="#">D216277809</a>		
LGI HOMES TEXAS LLC	8/9/2014	<a href="#">D214171052</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	\$186,148	\$65,000	\$251,148	\$251,148
2024	\$217,781	\$65,000	\$282,781	\$282,781
2023	\$242,475	\$45,000	\$287,475	\$287,475
2022	\$206,153	\$45,000	\$251,153	\$251,153
2021	\$168,366	\$45,000	\$213,366	\$213,366
2020	\$168,792	\$45,000	\$213,792	\$213,792

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

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.