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**Address:** [6341 TRINITY CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 40453L-20-15  
**Subdivision:** STONE CREEK RANCH  
**Neighborhood Code:** 2N040X

**Latitude:** 32.8466359395  
**Longitude:** -97.4222998549  
**TAD Map:** 2018-428  
**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  
20 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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$362,736

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

**Site Number:** 800002911

**Site Name:** STONE CREEK RANCH Block 20 Lot 15

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 2,583

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,431

**Land Acres** <sup>\*</sup>: 0.1476

**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:**

STAATS ROY  
FAIRMAN-STAATS MEAGAN

**Primary Owner Address:**

6341 TRINITY CREEK DR  
FORT WORTH, TX 76179

**Deed Date:** 5/27/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216118169](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$297,736	\$65,000	\$362,736	\$362,736
2024	\$297,736	\$65,000	\$362,736	\$332,750
2023	\$329,582	\$45,000	\$374,582	\$302,500
2022	\$244,700	\$45,000	\$289,700	\$275,000
2021	\$205,000	\$45,000	\$250,000	\$250,000
2020	\$205,000	\$45,000	\$250,000	\$250,000

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.