

Tarrant Appraisal District

Property Information | PDF

Account Number: 42051906

Address: 6305 TRINITY CREEK DR

City: FORT WORTH

Georeference: 40453L-20-24

Subdivision: STONE CREEK RANCH

Neighborhood Code: 2N040X

Googlet Mapd or type unknown

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

PROPERTY DATA

Legal Description: STONE CREEK RANCH Block

20 Lot 24

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

Protest Deadline Date: 5/24/2024

Site Number: 800002920

Site Name: STONE CREEK RANCH Block 20 Lot 24

Site Class: A1 - Residential - Single Family

Latitude: 32.8471584421

TAD Map: 2024-428 MAPSCO: TAR-046C

Longitude: -97.4209565003

Parcels: 1

Approximate Size+++: 1,602 Percent Complete: 100%

Land Sqft*: 5,500 Land Acres*: 0.1263

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

ARANDA SERGIO Deed Date: 5/12/2016 ARANDA ALEJANDRA

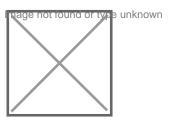
Deed Volume: Primary Owner Address: Deed Page: PO BOX 137043

Instrument: D216104025 FORT WORTH, TX 76136-1043

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LGI HOMES TEXAS LLC	8/9/2014	D214171052		

08-27-2025 Page 1

^{*} 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	\$210,062	\$65,000	\$275,062	\$275,062
2024	\$210,062	\$65,000	\$275,062	\$275,062
2023	\$233,806	\$45,000	\$278,806	\$278,806
2022	\$198,886	\$45,000	\$243,886	\$243,886
2021	\$162,558	\$45,000	\$207,558	\$207,558
2020	\$162,969	\$45,000	\$207,969	\$207,969

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.

08-27-2025 Page 2

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