



Address: [6305 TRINITY CREEK DR](#)
City: FORT WORTH
Georeference: 40453L-20-24
Subdivision: STONE CREEK RANCH
Neighborhood Code: 2N040X

Latitude: 32.8471584421
Longitude: -97.4209565003
TAD Map: 2024-428
MAPSCO: TAR-046C



Google Map 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
Parcels: 1
Approximate Size⁺⁺⁺: 1,602
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1263
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:
ARANDA SERGIO
ARANDA ALEJANDRA
Primary Owner Address:
PO BOX 137043
FORT WORTH, TX 76136-1043

Deed Date: 5/12/2016
Deed Volume:
Deed Page:
Instrument: [D216104025](#)

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



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.

+ 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.