



Address: [6520 PECOS HILL LN](#)
City: FORT WORTH
Georeference: 7262R-C-52
Subdivision: CHISHOLM TRAIL RANCH
Neighborhood Code: 4S004R

Latitude: 32.6121882895
Longitude: -97.4245937427
TAD Map: 2018-340
MAPSCO: TAR-102T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHISHOLM TRAIL RANCH Block
C Lot 52

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$352,000

Protest Deadline Date: 5/24/2024

Site Number: 800015086

Site Name: CHISHOLM TRAIL RANCH C 52

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,140

Percent Complete: 100%

Land Sqft ^{*}: 10,183

Land Acres ^{*}: 0.2338

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:

MATHEW MANOJ
VARGHESE CHRISTINE

Primary Owner Address:

6520 PECO HILL LN
FORT WORTH, TX 76123

Deed Date: 11/14/2017

Deed Volume:

Deed Page:

Instrument: [D217265077](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISITION LLC	6/14/2017	D217136250		

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	\$282,000	\$70,000	\$352,000	\$352,000
2024	\$282,000	\$70,000	\$352,000	\$335,170
2023	\$275,000	\$70,000	\$345,000	\$304,700
2022	\$217,000	\$60,000	\$277,000	\$277,000
2021	\$215,000	\$60,000	\$275,000	\$275,000
2020	\$229,912	\$60,000	\$289,912	\$289,912

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.