



Address: [6325 SEAGULL LN](#)
City: FORT WORTH
Georeference: 44715K-5-1
Subdivision: VILLAGES OF EAGLE MOUNTAIN THE
Neighborhood Code: 2N0103

Latitude: 32.8665167472
Longitude: -97.4227096959
TAD Map: 2018-436
MAPSCO: TAR-032U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES OF EAGLE MOUNTAIN THE Block 5 Lot 1

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: 2017
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800015514
Site Name: VILLAGES OF EAGLE MOUNTAIN THE 5 1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,493
Percent Complete: 100%
Land Sqft^{*}: 6,011
Land Acres^{*}: 0.1380
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:
NITCHER DAVIS
Primary Owner Address:
411 HARROLD ST #1484
FORT WORTH, TX 76107

Deed Date: 3/25/2022
Deed Volume:
Deed Page:
Instrument: [D222079791](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOVACH SHELLY M	9/19/2017	M217012049		
NORTH SHELLY M	9/6/2017	D217207090		



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	\$297,719	\$65,000	\$362,719	\$362,719
2024	\$297,719	\$65,000	\$362,719	\$362,719
2023	\$352,656	\$45,000	\$397,656	\$397,656
2022	\$275,230	\$45,000	\$320,230	\$301,475
2021	\$229,068	\$45,000	\$274,068	\$274,068
2020	\$211,870	\$45,000	\$256,870	\$256,870

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.