



Address: [6273 TOPSAIL DR](#)
City: FORT WORTH
Georeference: 23367-I-23
Subdivision: LAKE VISTA RANCH
Neighborhood Code: 2N010I

Latitude: 32.8742651092
Longitude: -97.4207840842
TAD Map: 2024-436
MAPSCO: TAR-032Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE VISTA RANCH Block I Lot 23

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 2018
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$350,626
Protest Deadline Date: 5/24/2024

Site Number: 800025484
Site Name: LAKE VISTA RANCH I 23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,394
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:
HASSAN OLUWASEUN
Primary Owner Address:
6273 TOPSAIL DR
FORT WORTH, TX 76179

Deed Date: 1/29/2022
Deed Volume:
Deed Page:
Instrument: [D222030799](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HASSAN OLUWASEUN	12/31/2018	D219001702		
HMH LIFESTYLES LP	5/4/2018	D218096455		

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	\$230,000	\$80,000	\$310,000	\$310,000
2024	\$270,626	\$80,000	\$350,626	\$344,716
2023	\$296,941	\$55,000	\$351,941	\$313,378
2022	\$240,184	\$55,000	\$295,184	\$284,889
2021	\$203,990	\$55,000	\$258,990	\$258,990
2020	\$186,056	\$55,000	\$241,056	\$241,056

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.