



Address: [6276 TOPSAIL DR](#)
City: FORT WORTH
Georeference: 23367-L-2
Subdivision: LAKE VISTA RANCH
Neighborhood Code: 2N010I

Latitude: 32.8746837874
Longitude: -97.4209952718
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 L Lot 2

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: 4/15/2025
Notice Value: \$361,000
Protest Deadline Date: 5/24/2024

Site Number: 800025508
Site Name: LAKE VISTA RANCH L 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,628
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:
SHELLEY RYAN T
SHELLEY SARAH A
Primary Owner Address:
6276 TOPSAIL DR
FORT WORTH, TX 76179

Deed Date: 10/24/2018
Deed Volume:
Deed Page:
Instrument: [D218238248](#)

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	\$281,000	\$80,000	\$361,000	\$360,886
2024	\$281,000	\$80,000	\$361,000	\$328,078
2023	\$319,531	\$55,000	\$374,531	\$298,253
2022	\$240,449	\$55,000	\$295,449	\$271,139
2021	\$191,490	\$55,000	\$246,490	\$246,490
2020	\$191,490	\$55,000	\$246,490	\$246,490

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.