



Address: [6244 MISTY BREEZE DR](#)
City: FORT WORTH
Georeference: 31740F-8-109
Subdivision: PARKS AT BOAT CLUB, THE
Neighborhood Code: 2N010BB

Latitude: 32.8869748836
Longitude: -97.418474108
TAD Map: 2024-440
MAPSCO: TAR-032L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKS AT BOAT CLUB, THE
Block 8 Lot 109

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: 2019

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800044934

Site Name: PARKS AT BOAT CLUB, THE 8 109

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,600

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:

CHANNELL RAYCHEL JANE

CHANNELL TYLER WADE

Primary Owner Address:

6244 MISTY BREEZE DR

FORT WORTH, TX 76179

Deed Date: 12/3/2019

Deed Volume:

Deed Page:

Instrument: [D219279261](#)

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	\$193,597	\$65,000	\$258,597	\$258,597
2024	\$193,597	\$65,000	\$258,597	\$258,597
2023	\$204,108	\$60,000	\$264,108	\$247,306
2022	\$164,824	\$60,000	\$224,824	\$224,824
2021	\$158,018	\$60,000	\$218,018	\$218,018
2020	\$151,088	\$60,000	\$211,088	\$211,088

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.