



Address: [6604 TRAIL GUIDE LN](#)
City: FORT WORTH
Georeference: 7262R-A-11
Subdivision: CHISHOLM TRAIL RANCH
Neighborhood Code: 4S004R

Latitude: 32.6130677497
Longitude: -97.4263391682
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
A Lot 11

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: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800047065
Site Name: CHISHOLM TRAIL RANCH A 11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,754
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:
NICHOLSON TRAVIS ALAN
NICHOLSON MARIA ALEJANDRA
Primary Owner Address:
6604 TRAIL GUIDE LN
FORT WORTH, TX 76123

Deed Date: 6/29/2022
Deed Volume:
Deed Page:
Instrument: [D222165965](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	11/22/2021	D221342212		



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	\$305,000	\$70,000	\$375,000	\$375,000
2024	\$335,000	\$70,000	\$405,000	\$405,000
2023	\$340,129	\$70,000	\$410,129	\$410,129
2022	\$0	\$27,400	\$27,400	\$27,400
2021	\$0	\$27,400	\$27,400	\$27,400
2020	\$0	\$27,400	\$27,400	\$27,400

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.