



Address: [6173 PATHFINDER TR](#)
City: FORT WORTH
Georeference: 46102U-3-9
Subdivision: WESTERN RIDGE - FORT WORTH
Neighborhood Code: 2N020K

Latitude: 32.8526909155
Longitude: -97.4168826712
TAD Map: 2024-428
MAPSCO: TAR-046C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN RIDGE - FORT WORTH Block 3 Lot 9

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: 2021
Personal Property Account: N/A
Agent: TAX RECOURSE LLC (00984)
Protest Deadline Date: 5/24/2024

Site Number: 800051640
Site Name: WESTERN RIDGE - FORT WORTH 3 9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,654
Percent Complete: 100%
Land Sqft^{*}: 5,652
Land Acres^{*}: 0.1298
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:
SUNBELT INVESTORS ASSET COMPANY LLC
Primary Owner Address:
5001 PLAZA ON THE LAKE SUITE 200
AUSTIN, TX 78746

Deed Date: 10/31/2022
Deed Volume:
Deed Page:
Instrument: [D222263586](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JEFF 1 LLC	5/25/2022	D222136833		

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	\$206,000	\$75,000	\$281,000	\$281,000
2024	\$220,771	\$75,000	\$295,771	\$295,771
2023	\$260,000	\$60,000	\$320,000	\$320,000
2022	\$81,884	\$60,000	\$141,884	\$141,884
2021	\$0	\$42,000	\$42,000	\$42,000
0	\$0	\$0	\$0	\$0

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.