



**Address:** [6312 SPOOKY CAT TR](#)  
**City:** FORT WORTH  
**Georeference:** 46102U-5-8  
**Subdivision:** WESTERN RIDGE - FORT WORTH  
**Neighborhood Code:** 2N020K

**Latitude:** 32.8534777775  
**Longitude:** -97.4127206185  
**TAD Map:** 2024-428  
**MAPSCO:** TAR-046D



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 5 Lot 8

**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:** OCONNOR & ASSOCIATES (00436)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800051685

**Site Name:** WESTERN RIDGE - FORT WORTH 5 8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,637

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,275

**Land Acres<sup>\*</sup>:** 0.1441

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

GURIAN JOHN

**Primary Owner Address:**

PO BOX 780322  
SAN ANTONIO, TX 78278

**Deed Date:** 12/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221357873](#)

## 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 <sup>+</sup>
2025	\$202,401	\$75,000	\$277,401	\$277,401
2024	\$217,001	\$75,000	\$292,001	\$292,001
2023	\$265,000	\$60,000	\$325,000	\$325,000
2022	\$201,201	\$60,000	\$261,201	\$261,201
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.