

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42875071

Address: 6312 FLOUR MILL RUN

City: FORT WORTH

Georeference: 32486-12-15 Subdivision: PIONEER POINT Neighborhood Code: 2N010E Latitude: 32.8844188679 Longitude: -97.4229767125

**TAD Map:** 2018-440 **MAPSCO:** TAR-032L



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

### **PROPERTY DATA**

Legal Description: PIONEER POINT Block 12 Lot

15

**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: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800073531

**Site Name:** PIONEER POINT Block 12 Lot 15 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,601
Percent Complete: 100%

Land Sqft\*: 5,576 Land Acres\*: 0.1280

Pool: N

+++ Rounded.

### OWNER INFORMATION

#### **Current Owner:**

MONTENEGRO MERCADO MARIA G RODRIGUEZ ARRIAGA YARELY JITZEL

**Primary Owner Address:** 6312 FLOUR MILL RUN

FORT WORTH, TX 76179

Deed Date: 12/30/2022

Deed Volume: Deed Page:

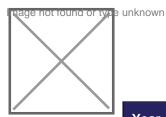
Instrument: D223001926

# **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.

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



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$227,580	\$65,000	\$292,580	\$292,580
2024	\$227,580	\$65,000	\$292,580	\$292,580
2023	\$261,660	\$55,000	\$316,660	\$316,660
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

# **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.