

## LOCATION

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**Address:** [6307 PEDEN RD](#)

**City:** TARRANT COUNTY

**Georeference:** 23220--22

**Subdivision:** LAKE SHORE ACRES ADDITION

**Neighborhood Code:** 2A200C

**Latitude:** 32.9399643944

**Longitude:** -97.5004969955

**TAD Map:** 1994-460

**MAPSCO:** TAR-016F



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** LAKE SHORE ACRES  
ADDITION Lot 22 2.79 AC

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1975

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01557114

**Site Name:** LAKE SHORE ACRES ADDITION-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,151

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 125,616

**Land Acres<sup>\*</sup>:** 2.8837

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

LAKELAND PROPERTIES LLC

**Primary Owner Address:**

7300 CONTINENTAL TR  
NORTH RICHLAND HILLS, TX 76182-8718

**Deed Date:** 10/20/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217258695](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN LINDA;MARTIN LOYD G	10/14/2003	<a href="#">D203389083</a>	0000000	0000000
COLONIAL SAVINGS FA	5/6/2003	00166730000011	0016673	0000011
COMPASS BANK	10/1/2002	00160370000069	0016037	0000069
BOSSOW ANDREA;BOSSOW MATTHEW H	3/9/2001	00147780000109	0014778	0000109
FOX CARL L	12/31/1900	00000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$514,509	\$568,663	\$1,083,172	\$1,083,172
2023	\$450,118	\$568,663	\$1,018,781	\$1,018,781
2022	\$443,082	\$414,022	\$857,104	\$857,104
2021	\$231,966	\$414,022	\$645,988	\$645,988
2020	\$231,966	\$414,022	\$645,988	\$645,988

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.