

## LOCATION

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**Address:** [6254 SIKA DEER RUN](#)  
**City:** FORT WORTH  
**Georeference:** 3101B-1-12  
**Subdivision:** BOSWELL RANCH  
**Neighborhood Code:** 2N010F

**Latitude:** 32.8807531844  
**Longitude:** -97.4201654401  
**TAD Map:** 2024-440  
**MAPSCO:** TAR-032L



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:** BOSWELL RANCH Block 1 Lot 12

**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:** 2011

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41074408

**Site Name:** BOSWELL RANCH-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,651

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,325

**Land Acres<sup>\*</sup>:** 0.1452

**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

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**Current Owner:**

STEVENS RICHARD  
TOUCHSTONE BRITTANY

**Primary Owner Address:**

6254 SIKA DEER RUN  
FORT WORTH, TX 76179-3666

**Deed Date:** 8/4/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223141693](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDWARDS LORI;EDWARDS TYRELL R	2/1/2017	<a href="#">D217028762</a>		
JEFFERSON CARROLL ALEXANDER	8/26/2011	<a href="#">D211209071</a>	0000000	0000000
DR HORTON - TEXAS LTD	3/2/2011	<a href="#">D211057651</a>	0000000	0000000
SMRP LTD	1/1/2006	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	\$231,376	\$65,000	\$296,376	\$296,376
2023	\$263,631	\$45,000	\$308,631	\$308,631
2022	\$197,587	\$45,000	\$242,587	\$239,680
2021	\$172,891	\$45,000	\$217,891	\$217,891
2020	\$155,795	\$45,000	\$200,795	\$200,795

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.