

LOCATION

Address: [6254 ELAND RUN](#)
City: FORT WORTH
Georeference: 3101B-2-15
Subdivision: BOSWELL RANCH
Neighborhood Code: 2N010F

Latitude: 32.87994967
Longitude: -97.4201710233
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

Legal Description: BOSWELL RANCH Block 2 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: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41074459

Site Name: BOSWELL RANCH-2-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,810

Percent Complete: 100%

Land Sqft^{*}: 6,325

Land Acres^{*}: 0.1452

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:

RICE GEORGE E

RICE LAURA S

Primary Owner Address:

6254 ELAND RUN
 FORT WORTH, TX 76179-3660

Deed Date: 7/31/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208303115](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHELDAN HOMES LP	4/21/2008	D208154148	0000000	0000000
SMRP LTD	1/1/2006	0000000000000000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$262,005	\$65,000	\$327,005	\$308,353
2023	\$301,306	\$45,000	\$346,306	\$280,321
2022	\$209,837	\$45,000	\$254,837	\$254,837
2021	\$197,138	\$45,000	\$242,138	\$242,138
2020	\$176,137	\$45,000	\$221,137	\$221,137

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)
- DISABLED VET 70 to 99 PCT 11.22

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.