

## LOCATION

**Address:** [6258 ELAND RUN](#)  
**City:** FORT WORTH  
**Georeference:** 3101B-2-16  
**Subdivision:** BOSWELL RANCH  
**Neighborhood Code:** 2N010F

**Latitude:** 32.8799505534  
**Longitude:** -97.4203528339  
**TAD Map:** 2018-440  
**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 16

**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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800001619

**Site Name:** BOSWELL RANCH Block 2 Lot 16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,813

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1653

**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:**

MERCADO MARINELL M  
 DELANOY JACK JOSEPH

**Primary Owner Address:**

6258 ELAND RUN  
 FORT WORTH, TX 76179

**Deed Date:** 10/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219237971](#)

| Previous Owners       | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------|-----------|----------------------------|-------------|-----------|
| WHITEHEAD JASON       | 9/10/2015 | <a href="#">D215206350</a> |             |           |
| DR HORTON - TEXAS LTD | 4/9/2015  | <a href="#">D215072305</a> |             |           |

## 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 | \$274,049          | \$65,000    | \$339,049    | \$332,281                    |
| 2023 | \$314,628          | \$45,000    | \$359,628    | \$302,074                    |
| 2022 | \$234,386          | \$45,000    | \$279,386    | \$274,613                    |
| 2021 | \$204,648          | \$45,000    | \$249,648    | \$249,648                    |
| 2020 | \$182,358          | \$45,000    | \$227,358    | \$227,358                    |

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 100 PCT 11.131 - T&P

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.