

## LOCATION

**Address:** [6317 ELAND RUN](#)  
**City:** FORT WORTH  
**Georeference:** 3101B-3-12  
**Subdivision:** BOSWELL RANCH  
**Neighborhood Code:** 2N010F

**Latitude:** 32.8794963034  
**Longitude:** -97.4219023063  
**TAD Map:** 2024-440  
**MAPSCO:** TAR-032Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOSWELL RANCH Block 3 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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800001640

**Site Name:** BOSWELL RANCH Block 3 Lot 12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,839

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

BOURBEAU WILLIAM  
 BOURBEAU DARLENE

**Primary Owner Address:**

6317 ELAND RUN  
 FORT WORTH, TX 76179

**Deed Date:** 1/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216021481](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	10/1/2015	<a href="#">D215224994</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	\$276,006	\$65,000	\$341,006	\$334,192
2023	\$279,386	\$45,000	\$324,386	\$303,811
2022	\$236,044	\$45,000	\$281,044	\$276,192
2021	\$206,084	\$45,000	\$251,084	\$251,084
2020	\$183,627	\$45,000	\$228,627	\$228,627

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

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- 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.