

## LOCATION

**Address:** [6312 SPRING BUCK RUN](#)  
**City:** FORT WORTH  
**Georeference:** 3101B-3-15  
**Subdivision:** BOSWELL RANCH  
**Neighborhood Code:** 2N010F

**Latitude:** 32.8791643685  
**Longitude:** -97.4219046358  
**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 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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800001643

**Site Name:** BOSWELL RANCH Block 3 Lot 15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,811

**Percent Complete:** 100%

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

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

**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:**

CHAMAKI GILYANA G

**Primary Owner Address:**

16625 TRAIL DR  
 MORGAN HILL, CA 95037

**Deed Date:** 11/9/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215253477](#)

| Previous Owners       | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------|-----------|----------------------------|-------------|-----------|
| DR HORTON - TEXAS LTD | 6/25/2015 | <a href="#">D215138915</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 | \$242,319          | \$65,000    | \$307,319    | \$307,319                    |
| 2023 | \$288,936          | \$45,000    | \$333,936    | \$333,936                    |
| 2022 | \$223,700          | \$45,000    | \$268,700    | \$268,700                    |
| 2021 | \$183,100          | \$45,000    | \$228,100    | \$228,100                    |
| 2020 | \$167,827          | \$45,000    | \$212,827    | \$212,827                    |

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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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.