



## LOCATION

**Address:** [6520 PECOS HILL LN](#)  
**City:** FORT WORTH  
**Georeference:** 7262R-C-52  
**Subdivision:** CHISHOLM TRAIL RANCH  
**Neighborhood Code:** 4S004R

**Latitude:** 32.6121882895  
**Longitude:** -97.4245937427  
**TAD Map:** 2018-340  
**MAPSCO:** TAR-102T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHISHOLM TRAIL RANCH Block  
C Lot 52

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800015086  
**Site Name:** CHISHOLM TRAIL RANCH C 52  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,140  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,183  
**Land Acres<sup>\*</sup>:** 0.2338  
**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:**

MATHEW MANOJ  
VARGHESE CHRISTINE

**Primary Owner Address:**

6520 PECO HILL LN  
FORT WORTH, TX 76123

**Deed Date:** 11/14/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217265077](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISITION LLC	6/14/2017	<a href="#">D217136250</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	\$282,000	\$70,000	\$352,000	\$335,170
2023	\$275,000	\$70,000	\$345,000	\$304,700
2022	\$217,000	\$60,000	\$277,000	\$277,000
2021	\$215,000	\$60,000	\$275,000	\$275,000
2020	\$229,912	\$60,000	\$289,912	\$289,912

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.