



## LOCATION

**Address:** [6357 BOLLARD DR](#)

**City:** FORT WORTH

**Georeference:** 23367-T-25

**Subdivision:** LAKE VISTA RANCH

**Neighborhood Code:** 2N010I

**Latitude:** 32.870442966

**Longitude:** -97.4233550114

**TAD Map:** 2018-436

**MAPSCO:** TAR-032U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE VISTA RANCH Block T Lot 25

**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:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800046519

**Site Name:** LAKE VISTA RANCH T 25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,097

**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:**

VALENCIA ALFREDO JR

**Primary Owner Address:**

6357 BOLLARD DR  
FORT WORTH, TX 76179

**Deed Date:** 3/30/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222083214](#)

| Previous Owners               | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| HMH LIFESTYLES LP             | 7/23/2021 | <a href="#">D221213207</a> |             |           |
| BNM LAKE VISTA DEVELOPMENT LP | 8/2/2019  | <a href="#">D218277047</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 | \$431,237          | \$80,000    | \$511,237    | \$511,237                    |
| 2023 | \$427,908          | \$55,000    | \$482,908    | \$482,908                    |
| 2022 | \$381,608          | \$55,000    | \$436,608    | \$436,608                    |
| 2021 | \$0                | \$38,500    | \$38,500     | \$38,500                     |
| 2020 | \$0                | \$38,500    | \$38,500     | \$38,500                     |

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.