



Address: [6040 COWDEN ST](#)
City: LAKE WORTH
Georeference: 3670-5-11
Subdivision: BROADVIEW WEST
Neighborhood Code: 2C030C

Latitude: 32.8071048266
Longitude: -97.4146849698
TAD Map: 2024-412
MAPSCO: TAR-046Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROADVIEW WEST Block 5 Lot 11

Jurisdictions:
CITY OF LAKE WORTH (016)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LAKE WORTH ISD (910)

State Code: A
Year Built: 1962
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$194,461
Protest Deadline Date: 5/24/2024

Site Number: 00299073
Site Name: BROADVIEW WEST-5-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,419
Percent Complete: 100%
Land Sqft^{*}: 9,800
Land Acres^{*}: 0.2249
Pool: N

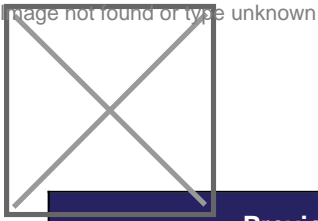
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BRIZUELA CLANCY
Primary Owner Address:
6040 COWDEN ST
FORT WORTH, TX 76135-3302

Deed Date: 12/28/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRIZUELA CLANCY;BRIZUELA J RICHARDSO	2/18/2010	D210044650	0000000	0000000
RILEY FRANK W	8/13/2009	D209226048	0000000	0000000
LOWRY EARL WILLIAM	3/29/2007	D207415543	0000000	0000000
LOWRY BESS IRENE EST	12/31/1900	000000000000000	0000000	0000000

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 ⁺
2025	\$135,661	\$58,800	\$194,461	\$150,712
2024	\$135,661	\$58,800	\$194,461	\$137,011
2023	\$141,927	\$58,800	\$200,727	\$124,555
2022	\$121,089	\$39,200	\$160,289	\$113,232
2021	\$109,293	\$15,000	\$124,293	\$102,938
2020	\$96,789	\$15,000	\$111,789	\$93,580

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 70 to 99 PCT 11.22
- Surviving Spouse of Disabled Vet 100 PCT

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.