



Address: [6820 RUSTIC DR](#)
City: FOREST HILL
Georeference: 6500-8-16
Subdivision: CARRIAGE HILL-FOREST HILL
Neighborhood Code: 1H060E

Latitude: 32.6559673322
Longitude: -97.264287688
TAD Map: 2072-356
MAPSCO: TAR-092Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CARRIAGE HILL-FOREST HILL
Block 8 Lot 16

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1970

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$152,639

Protest Deadline Date: 5/24/2024

Site Number: 00433306

Site Name: CARRIAGE HILL-FOREST HILL-8-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,275

Percent Complete: 100%

Land Sqft^{*}: 8,890

Land Acres^{*}: 0.2040

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:

SIMMONS TONYA L

Primary Owner Address:

6820 RUSTIC DR
FORT WORTH, TX 76140-1342

Deed Date: 6/17/1996

Deed Volume: 0012443

Deed Page: 0001550

Instrument: 00124430001550

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMONS PAUL R;SIMMONS TONYA L	3/31/1989	00095670002160	0009567	0002160
SECRETARY OF HUD	5/4/1988	00092880001299	0009288	0001299
NUMERICA FIN SERVICES INC	5/3/1988	00092590001150	0009259	0001150
LUSK ANGELA;LUSK GERALD	7/11/1985	00082460001829	0008246	0001829
SUNDOWN LAND CO	12/31/1900	00076820002013	0007682	0002013
PRICHARD LINDA L	12/30/1900	00067560000295	0006756	0000295

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	\$125,969	\$26,670	\$152,639	\$152,639
2024	\$125,969	\$26,670	\$152,639	\$139,118
2023	\$139,868	\$26,670	\$166,538	\$126,471
2022	\$101,657	\$30,000	\$131,657	\$114,974
2021	\$77,625	\$30,000	\$107,625	\$104,522
2020	\$92,359	\$30,000	\$122,359	\$95,020

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.