



Image not found or type unknown

Address: [6817 RUSTIC DR](#)
City: FOREST HILL
Georeference: 6500-9-12
Subdivision: CARRIAGE HILL-FOREST HILL
Neighborhood Code: 1H060E

Latitude: 32.656002245
Longitude: -97.2636674559
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 9 Lot 12

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: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$210,570

Protest Deadline Date: 5/24/2024

Site Number: 00433578

Site Name: CARRIAGE HILL-FOREST HILL-9-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,274

Percent Complete: 100%

Land Sqft^{*}: 10,944

Land Acres^{*}: 0.2512

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:

RUIZ VICTOR

Primary Owner Address:

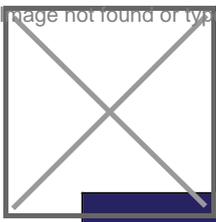
6817 RUSTIC DR
FOREST HILL, TX 76140-1341

Deed Date: 1/31/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206033209](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUIZ CONSTANTINO;RUIZ VICTOR	7/31/2001	00150740000439	0015074	0000439
CENTEX HOME EQUITY CORP	5/17/2001	00149780000216	0014978	0000216
LEWIS JAMES	7/30/1999	00139860000319	0013986	0000319
HUDSON RAYMOND J	5/8/1997	00139860000315	0013986	0000315
HUDSON BERTHA;HUDSON RAYMOND J	6/9/1970	00048890000788	0004889	0000788

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	\$179,626	\$30,944	\$210,570	\$173,522
2024	\$179,626	\$30,944	\$210,570	\$157,747
2023	\$197,560	\$30,944	\$228,504	\$143,406
2022	\$142,235	\$30,000	\$172,235	\$130,369
2021	\$107,610	\$30,000	\$137,610	\$118,517
2020	\$99,692	\$30,000	\$129,692	\$107,743

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.