



**Address:** [6409 AVA COURT DR](#)  
**City:** FORT WORTH  
**Georeference:** 6630-20-3  
**Subdivision:** CARVER HEIGHTS  
**Neighborhood Code:** 1H040M

**Latitude:** 32.7226470467  
**Longitude:** -97.2187362667  
**TAD Map:** 2084-384  
**MAPSCO:** TAR-080N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CARVER HEIGHTS Block 20 Lot 3

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1958

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00443867

**Site Name:** CARVER HEIGHTS-20-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 800

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,434

**Land Acres<sup>\*</sup>:** 0.1706

**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:**

DOUCETTE VENTURES LLC

**Primary Owner Address:**

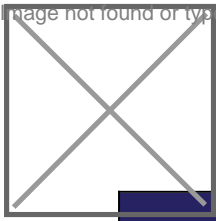
2224 RIVER RD  
GRANBURY, TX 76048

**Deed Date:** 6/10/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220134661](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH EDWARD;SMITH GEORGIA	3/9/1995	00119020000836	0011902	0000836
SEC OF HUD	6/2/1994	00116120000058	0011612	0000058
MELLON MORTGAGE CO	4/5/1994	00115350000575	0011535	0000575
HANKS JIMMIE L;HANKS LOUIE	11/5/1987	00091140000409	0009114	0000409
JONES DAVIN W	12/31/1900	00000000000000	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 <sup>+</sup>
2025	\$115,559	\$22,302	\$137,861	\$137,861
2024	\$115,559	\$22,302	\$137,861	\$137,861
2023	\$116,614	\$22,302	\$138,916	\$138,916
2022	\$88,296	\$5,000	\$93,296	\$93,296
2021	\$79,301	\$5,000	\$84,301	\$84,301
2020	\$68,455	\$5,000	\$73,455	\$73,455

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

There are no exemptions for this property

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.