



**Address:** [6279 AVA COURT DR](#)  
**City:** FORT WORTH  
**Georeference:** 6630-23-10R  
**Subdivision:** CARVER HEIGHTS  
**Neighborhood Code:** 1H040M

**Latitude:** 32.7238544937  
**Longitude:** -97.2208804577  
**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 23 Lot 10R

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$194,315

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

**Site Number:** 00444987

**Site Name:** CARVER HEIGHTS-23-10R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,048

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,080

**Land Acres<sup>\*</sup>:** 0.1625

**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:**

MOLINA ROSARIO D AYALA

**Primary Owner Address:**

6279 AVA CT  
FORT WORTH, TX 76112

**Deed Date:** 6/12/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218128638](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YANEZ ELIAS	10/15/2004	<a href="#">D204330187</a>	0000000	0000000
TARRANT PROPERTIES INC	9/2/2004	<a href="#">D204292283</a>	0000000	0000000
FRANZEN CHAD	7/26/2004	<a href="#">D204236500</a>	0000000	0000000
KING LANELL PORTER	1/27/1997	<a href="#">D203421467</a>	0000000	0000000
PORTER MARY ES;PORTER OSSIE EST	6/30/1959	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 <sup>+</sup>
2025	\$173,075	\$21,240	\$194,315	\$177,266
2024	\$173,075	\$21,240	\$194,315	\$161,151
2023	\$173,972	\$21,240	\$195,212	\$146,501
2022	\$131,203	\$5,000	\$136,203	\$133,183
2021	\$117,381	\$5,000	\$122,381	\$121,075
2020	\$105,068	\$5,000	\$110,068	\$110,068

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.