



Address: [6012 WESTRIDGE LN # 612](#)
City: FORT WORTH
Georeference: 39785C---09
Subdivision: SPANISH GARDENS CONDOMINIUMS
Neighborhood Code: A4R010E

Latitude: 32.7110454672
Longitude: -97.4142042545
TAD Map: 2024-376
MAPSCO: TAR-074V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SPANISH GARDENS
CONDOMINIUMS Block F Lot 612 .0115 CE

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: 1969
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$101,331
Protest Deadline Date: 5/24/2024

Site Number: 00609552
Site Name: SPANISH GARDENS CONDOMINIUMS-F-612
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,296
Percent Complete: 100%
Land Sqft^{*}: 0
Land Acres^{*}: 0.0000
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:
LUVIANO MARIA REFUGIO MARES
Primary Owner Address:
6012 WESTRIDGE LN UNIT 612
FORT WORTH, TX 76118

Deed Date: 4/26/2018
Deed Volume:
Deed Page:
Instrument: [D218094201](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAVES WEBER MF TX LLC	1/11/2016	D216060878		
SPANISH GARDENS CONDO ASSOC	8/12/2011	D211198236	0000000	0000000
L & P VENTURES LLC	8/28/2003	D203325281	0017141	0000051
MANCHA SABRA L	5/4/2001	00148930000083	0014893	0000083
ASSOCIATES FIN SERV CO INC	1/2/2001	00147240000304	0014724	0000304
RIDGEVIEW PLACE OWNERS ASSN	6/6/2000	00143910000610	0014391	0000610
BAKER LORI L	10/27/1995	00121590001103	0012159	0001103
6012 WESTRIDGE LN #612 TRUST	3/31/1995	00119370001460	0011937	0001460
KEY BANK OF NEW YORK	11/2/1993	00113150001617	0011315	0001617
MCDONALD SANDRA JEAN	1/19/1988	00091750001853	0009175	0001853
EMPIRE OF AMERICA	5/5/1987	00089380000135	0008938	0000135
GUARDIAN MORTGAGE INC	12/5/1986	00087700002331	0008770	0002331
O'BRIEN B TRANNER;O'BRIEN N JEAN	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 ⁺
2025	\$81,331	\$20,000	\$101,331	\$75,890
2024	\$81,331	\$20,000	\$101,331	\$68,991
2023	\$88,802	\$7,000	\$95,802	\$62,719
2022	\$57,457	\$7,000	\$64,457	\$57,017
2021	\$45,758	\$7,000	\$52,758	\$51,834
2020	\$40,122	\$7,000	\$47,122	\$47,122

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.