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Address: [6246 GUILFORD ST](#)
City: FOREST HILL
Georeference: 17070-9-47
Subdivision: HANGER ESTATES
Neighborhood Code: 1H070F

Latitude: 32.6669954081
Longitude: -97.2766798871
TAD Map: 2066-360
MAPSCO: TAR-092U



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

PROPERTY DATA

Legal Description: HANGER ESTATES Block 9 Lot 47

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: 1971

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 01174363

Site Name: HANGER ESTATES-9-47

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,377

Percent Complete: 100%

Land Sqft^{*}: 10,815

Land Acres^{*}: 0.2482

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:

AO PROPCO 1 LLC

Primary Owner Address:

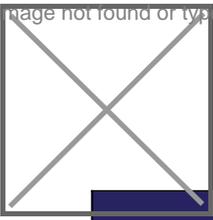
199 LAYFAYETTE ST FLOOR 7
NEW YORK, NY 10012

Deed Date: 6/30/2022

Deed Volume:

Deed Page:

Instrument: [D222167174](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GERRYLYNN INC	2/8/2006	D206059634	0000000	0000000
HALL VICKI	1/30/2006	D206028230	0000000	0000000
SECRETARY OF HUD	11/14/2005	D205364385	0000000	0000000
CITIMORTGAGE INC	11/1/2005	D205338005	0000000	0000000
CONLEY LOUISE	12/13/2001	00152050000103	0015205	0000103
JEFFERSON QUINON	8/9/2000	00144880000027	0014488	0000027
TURPIN INVESTMENTS	7/14/2000	00144350000024	0014435	0000024
BUNTON BOB TURPIN;BUNTON JACK	7/12/2000	00144350000023	0014435	0000023
SEC OF HUD	7/19/1999	00139850000331	0013985	0000331
PRINCIPAL RESIDENTIAL MTG INC	6/3/1997	00128010000136	0012801	0000136
FIRST BANKERS MTG CORP	7/4/1995	00120240000510	0012024	0000510
FISHER ADRAIN VAN	1/31/1994	00114390000949	0011439	0000949
TOOMER SUSAN JEAN	12/31/1900	00058740000125	0005874	0000125
TOOMER GERALD	12/30/1900	00052220000336	0005222	0000336

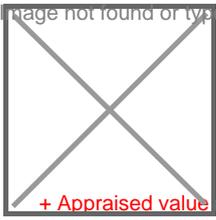
VALUES

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	\$109,331	\$30,815	\$140,146	\$140,146
2024	\$138,443	\$30,815	\$169,258	\$169,258
2023	\$121,460	\$30,815	\$152,275	\$152,275
2022	\$90,619	\$10,815	\$101,434	\$101,434
2021	\$98,185	\$10,815	\$109,000	\$109,000
2020	\$82,287	\$10,815	\$93,102	\$93,102

Pending indicates that the property record has not yet been completed for the indicated tax year.

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+ 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.