



**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:** OOWNWELL 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<sup>+++</sup>:** 1,377

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,815

**Land Acres<sup>\*</sup>:** 0.2482

**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:**

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	<a href="#">D206059634</a>	0000000	0000000
HALL VICKI	1/30/2006	<a href="#">D206028230</a>	0000000	0000000
SECRETARY OF HUD	11/14/2005	<a href="#">D205364385</a>	0000000	0000000
CITIMORTGAGE INC	11/1/2005	<a href="#">D205338005</a>	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 <sup>+</sup>
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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## EXEMPTIONS / SPECIAL APPRAISAL

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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.