



**Address:** [6041 MONTAGUE ST](#)  
**City:** FORT WORTH  
**Georeference:** 25740-B-13  
**Subdivision:** MELODY OAKS ADDITION  
**Neighborhood Code:** 1H040I

**Latitude:** 32.7044787122  
**Longitude:** -97.2256397091  
**TAD Map:** 2084-376  
**MAPSCO:** TAR-079Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MELODY OAKS ADDITION  
Block B Lot 13

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01760483

**Site Name:** MELODY OAKS ADDITION-B-13

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 6,120

**Land Acres<sup>\*</sup>:** 0.1404

**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:**

CAPITAL ACCUMULATION & PRESERVATION INC

**Primary Owner Address:**

6060 N CENTRAL EXPWY STE 560  
DALLAS, TX 75206

**Deed Date:** 9/28/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216228141](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS DEBRA CHRIS M KROUPA	4/23/2008	<a href="#">D209147604</a>	0000000	0000000
BWW TRUST	2/10/2004	<a href="#">D204311991</a>	0000000	0000000
WILLIAMS BOB W	9/9/1996	00125280002062	0012528	0002062
ALLEN PATRICIA S PARKER	8/1/1994	00116770001283	0011677	0001283
PARKER JAMES 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	\$0	\$1,469	\$1,469	\$1,469
2024	\$0	\$1,836	\$1,836	\$1,836
2023	\$0	\$2,000	\$2,000	\$2,000
2022	\$0	\$2,000	\$2,000	\$2,000
2021	\$0	\$500	\$500	\$500
2020	\$0	\$500	\$500	\$500

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.