



**Address:** [6116 KENWICK AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34315-9-5  
**Subdivision:** RIDGLEA ADDITION  
**Neighborhood Code:** 4R002E

**Latitude:** 32.7313863913  
**Longitude:** -97.4164434001  
**TAD Map:** 2024-384  
**MAPSCO:** TAR-074L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGLEA ADDITION Block 9 Lot 5

**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:** 1946

**Personal Property Account:** N/A

**Agent:** TAX PROTEST CONSULTANTS (12099)

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

**Site Number:** 02392739

**Site Name:** RIDGLEA ADDITION-9-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,709

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,476

**Land Acres<sup>\*</sup>:** 0.2634

**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:**

SANDQUIST KATHRYN CLAIRE

**Primary Owner Address:**

6116 KENWICK AVE  
FORT WORTH, TX 76116

**Deed Date:** 12/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222280638](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TURNER KATHRYN;TURNER MATTHEW	10/21/2019	<a href="#">D219243227</a>		
LIGHT JUSTIN;WOODS TAYLOR	8/31/2015	<a href="#">D215199780</a>		
REEDER BRENT G;REEDER CASIE PETTY	10/19/2012	<a href="#">D212260778</a>	0000000	0000000
MARKL CYNTHIA	5/2/2000	00143360000631	0014336	0000631
KCS PROPERTIES INC	9/30/1999	00140360000550	0014036	0000550
BOUNDS PAUL S	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	\$244,860	\$172,140	\$417,000	\$417,000
2024	\$244,860	\$172,140	\$417,000	\$417,000
2023	\$216,860	\$172,140	\$389,000	\$389,000
2022	\$208,446	\$172,140	\$380,586	\$363,000
2021	\$179,989	\$172,140	\$352,129	\$330,000
2020	\$127,860	\$172,140	\$300,000	\$300,000

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.