



Address: [6200 KENWICK AVE](#)
City: FORT WORTH
Georeference: 34315-10-1
Subdivision: RIDGLEA ADDITION
Neighborhood Code: 4R002H

Latitude: 32.7310673593
Longitude: -97.4180798504
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 10
Lot 1

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: 2021

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,809,476

Protest Deadline Date: 5/24/2024

Site Number: 02392917

Site Name: RIDGLEA ADDITION-10-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,850

Percent Complete: 100%

Land Sqft^{*}: 22,960

Land Acres^{*}: 0.5270

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:

MCLAUGHLIN LEANNA

Primary Owner Address:

6200 KENWICK AVE
FORT WORTH, TX 76116

Deed Date: 9/16/2020

Deed Volume:

Deed Page:

Instrument: [D220236427](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON LEE	2/9/2017	D217033380		
SOVEREIGN EAGLE PROPERTIES LLC	10/11/2016	D216241030		
HARE MARGARET;HARE PATRICK	11/19/2007	D207429089	0000000	0000000
FITZWILLIAM CHARLES;FITZWILLIAM JAMES	11/9/2007	D207429088	0000000	0000000
FITZWILLIAM MILDRED L EST	6/10/1996	000000000000000	0000000	0000000
FITZWILLIAM CLARE D;FITZWILLIAM M L	12/31/1900	00022330000245	0002233	0000245

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	\$1,465,076	\$344,400	\$1,809,476	\$1,809,476
2024	\$1,465,076	\$344,400	\$1,809,476	\$1,597,495
2023	\$986,846	\$344,400	\$1,331,246	\$1,331,246
2022	\$977,315	\$344,400	\$1,321,715	\$1,321,715
2021	\$0	\$344,400	\$344,400	\$344,400
2020	\$0	\$344,400	\$344,400	\$344,400

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.