



**Address:** [6913 WYCLIFF ST](#)  
**City:** FORT WORTH  
**Georeference:** 34345-67-11  
**Subdivision:** RIDGLEA HILLS ADDITION  
**Neighborhood Code:** 4R003J

**Latitude:** 32.7012733367  
**Longitude:** -97.4338700213  
**TAD Map:** 2018-376  
**MAPSCO:** TAR-088A



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RIDGLEA HILLS ADDITION  
Block 67 Lot 11

**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:** 1964  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$338,438  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02416565  
**Site Name:** RIDGLEA HILLS ADDITION-67-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,754  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,440  
**Land Acres<sup>\*</sup>:** 0.2167  
**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:**  
HANDLEY MICHAEL  
HANDLEY NICOLE  
**Primary Owner Address:**  
6913 WYCLIFF  
FORT WORTH, TX 76116

**Deed Date:** 3/2/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221060119](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEPPER JOHN M	1/25/2021	<a href="#">D221032017</a>		
MELENRIC LAUREN FRANCES;MELENRIC MICHAEL GARRETT;TEPPER JOHN M	12/24/2019	<a href="#">D221032015</a>		
TEPPER DORIS EST	1/11/1999	000000000000000	0000000	0000000
TEPPER JOHN W EST	12/31/1900	000000000000000	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	\$288,438	\$50,000	\$338,438	\$298,783
2024	\$288,438	\$50,000	\$338,438	\$271,621
2023	\$280,650	\$50,000	\$330,650	\$246,928
2022	\$194,480	\$30,000	\$224,480	\$224,480
2021	\$196,609	\$30,000	\$226,609	\$226,609
2020	\$181,223	\$30,000	\$211,223	\$211,223

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.