



**Address:** [6421 DARWOOD AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34380-12-26  
**Subdivision:** RIDGLEA NORTH ADDITION  
**Neighborhood Code:** 4R002E

**Latitude:** 32.7323158402  
**Longitude:** -97.4253096066  
**TAD Map:** 2018-384  
**MAPSCO:** TAR-074K



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RIDGLEA NORTH ADDITION  
Block 12 Lot 26

**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:** 2007  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$564,567  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02420775  
**Site Name:** RIDGLEA NORTH ADDITION-12-26  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,711  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,515  
**Land Acres<sup>\*</sup>:** 0.1954  
**Pool:** N

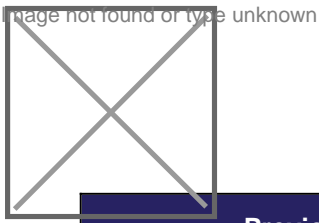
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
BALYASNY SKYE  
**Primary Owner Address:**  
6421 DARWOOD AVE  
FORT WORTH, TX 76116

**Deed Date:** 2/4/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225019332](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURVIS MELISSA A;RAULSTON DOAK R	6/1/2017	<a href="#">D217125829</a>		
GLOVER ERIN B;GLOVER PERRY E	6/30/2000	00144160000066	0014416	0000066
KOCIAN SHIRLEY J EST	9/29/1989	00097240000453	0009724	0000453
PRUITT H B;PRUITT S J KOCIAN	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	\$436,842	\$127,725	\$564,567	\$564,567
2024	\$436,842	\$127,725	\$564,567	\$564,567
2023	\$471,275	\$127,725	\$599,000	\$599,000
2022	\$444,994	\$127,725	\$572,719	\$572,719
2021	\$401,906	\$127,725	\$529,631	\$529,631
2020	\$377,795	\$127,725	\$505,520	\$505,520

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.