



Address: [6440 KENWICK AVE](#)
City: FORT WORTH
Georeference: 34380-13-11
Subdivision: RIDGLEA NORTH ADDITION
Neighborhood Code: 4R002E

Latitude: 32.731084712
Longitude: -97.4262004025
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 13 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: 1942
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$496,721
Protest Deadline Date: 5/24/2024

Site Number: 02420945
Site Name: RIDGLEA NORTH ADDITION-13-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,830
Percent Complete: 100%
Land Sqft^{*}: 11,326
Land Acres^{*}: 0.2600
Pool: N

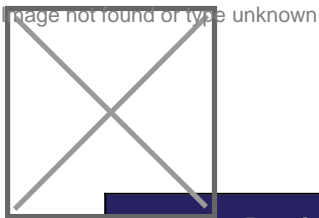
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
COJO PARTNERS LTD
Primary Owner Address:
6440 KENWICK AVE
FORT WORTH, TX 76116

Deed Date: 8/15/2016
Deed Volume:
Deed Page:
Instrument: [D216189288](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WRIGHT TYLER;WRIGHT WILLIAM D	5/14/2010	D210123143	0000000	0000000
PROPPER RUTH R EST	11/29/1990	00101110000448	0010111	0000448
PROPPER EDOUARD M	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 ⁺
2025	\$326,831	\$169,890	\$496,721	\$496,721
2024	\$326,831	\$169,890	\$496,721	\$494,828
2023	\$242,467	\$169,890	\$412,357	\$412,357
2022	\$251,920	\$169,890	\$421,810	\$421,810
2021	\$187,788	\$169,890	\$357,678	\$357,678
2020	\$145,110	\$169,890	\$315,000	\$315,000

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

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.