



Address: [6420 CURZON AVE](#)
City: FORT WORTH
Georeference: 34380-22-5
Subdivision: RIDGLEA NORTH ADDITION
Neighborhood Code: 4R002E

Latitude: 32.7301651339
Longitude: -97.4246472056
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 22 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: THE RAY TAX GROUP LLC (01008)
Notice Sent Date: 4/15/2025
Notice Value: \$461,376
Protest Deadline Date: 5/24/2024

Site Number: 02421461
Site Name: RIDGLEA NORTH ADDITION-22-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,209
Percent Complete: 100%
Land Sqft^{*}: 9,581
Land Acres^{*}: 0.2199
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:
OLIVARES MIKE V
OLIVARES CORIN M
Primary Owner Address:
6420 CURZON AVE
FORT WORTH, TX 76116-4402

Deed Date: 12/27/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212001953](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERSON ELIZABETH L	2/1/2004	D206086891	0000000	0000000
NIPPER ELIZABETH	2/16/2001	00147370000315	0014737	0000315
HARVEY WILLIAM JR	5/14/1997	00127690000526	0012769	0000526
HARVEY BOURKE C	5/21/1993	00110690000273	0011069	0000273
MOONEY MICHAEL K	8/25/1985	00082960000588	0008296	0000588
THOMAS J MADDUX	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	\$244,994	\$143,715	\$388,709	\$388,709
2024	\$317,661	\$143,715	\$461,376	\$399,396
2023	\$289,575	\$143,715	\$433,290	\$363,087
2022	\$186,364	\$143,715	\$330,079	\$330,079
2021	\$186,364	\$143,715	\$330,079	\$330,079
2020	\$186,364	\$143,715	\$330,079	\$330,079

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.