



**Address:** [6428 CURZON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34380-22-7  
**Subdivision:** RIDGLEA NORTH ADDITION  
**Neighborhood Code:** 4R002E

**Latitude:** 32.7301881616  
**Longitude:** -97.4250657213  
**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 7

**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

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02421496

**Site Name:** RIDGLEA NORTH ADDITION-22-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,761

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,976

**Land Acres<sup>\*</sup>:** 0.2060

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

FLANAGAN B M

FLANAGAN & M A NORTHWAY

**Primary Owner Address:**

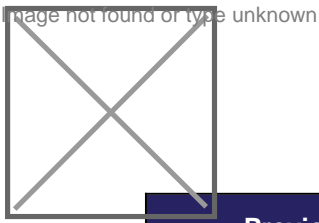
6428 CURZON AVE  
FORT WORTH, TX 76116-4402

**Deed Date:** 2/11/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213045560](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PORTERFIELD JACK MIII	3/5/2007	<a href="#">D207084121</a>	0000000	0000000
MCCANDLESS BARBARA EST	8/22/2002	00159210000375	0015921	0000375
DOLAN MARGARET M	11/23/1994	00118070002175	0011807	0002175
CLAYTON GEORGE B JR	7/27/1993	00000000000000	0000000	0000000
CLAYTON GEORGE B JR	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	\$315,384	\$134,640	\$450,024	\$450,024
2024	\$315,384	\$134,640	\$450,024	\$450,024
2023	\$289,045	\$134,640	\$423,685	\$416,207
2022	\$243,730	\$134,640	\$378,370	\$378,370
2021	\$246,813	\$134,640	\$381,453	\$361,166
2020	\$193,693	\$134,640	\$328,333	\$328,333

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)
- DISABLED VET 100 PCT 11.131

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.