



**Address:** [6436 CURZON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34380-22-9  
**Subdivision:** RIDGLEA NORTH ADDITION  
**Neighborhood Code:** 4R002E

**Latitude:** 32.730209863  
**Longitude:** -97.4255136268  
**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 9

**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:** 1943

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$664,700

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

**Site Number:** 02421526

**Site Name:** RIDGLEA NORTH ADDITION-22-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,794

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,470

**Land Acres<sup>\*</sup>:** 0.1944

**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:**

MCCARTHY THOMAS B  
MCCARTHY JULIE E

**Primary Owner Address:**

6436 CURZON AVE  
FORT WORTH, TX 76116

**Deed Date:** 4/13/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220085480](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEW ANITA L;NEW KENNETH J	9/21/2018	<a href="#">D218212692</a>		
SMITH DONALD;SMITH ERIN KENNEDY	8/12/2013	<a href="#">D213215242</a>	0000000	0000000
HUDSON MATTHEW B	7/28/2000	00144540000233	0014454	0000233
BBN INVESTMENTS INC	12/23/1999	00141550000356	0014155	0000356
FEZIO ANTHONY JR;FEZIO LISA D	3/15/1990	00098750001264	0009875	0001264
WALTON LOUISE	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	\$537,650	\$127,050	\$664,700	\$664,700
2024	\$537,650	\$127,050	\$664,700	\$657,950
2023	\$491,211	\$127,050	\$618,261	\$598,136
2022	\$416,710	\$127,050	\$543,760	\$543,760
2021	\$416,710	\$127,050	\$543,760	\$543,760
2020	\$262,950	\$127,050	\$390,000	\$390,000

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

- 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.