



**Address:** [6445 KENWICK AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34380-22-13  
**Subdivision:** RIDGLEA NORTH ADDITION  
**Neighborhood Code:** 4R002E

**Latitude:** 32.7305699537  
**Longitude:** -97.4262049686  
**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 13

**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:** \$302,000

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

**Site Number:** 02421569

**Site Name:** RIDGLEA NORTH ADDITION-22-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,590

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

LEFT COAST GROUP LLC

**Primary Owner Address:**

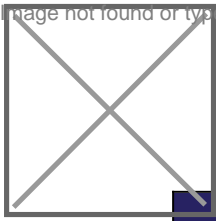
1060 W CAMPBELL RD STE 200  
RICHARDSON, TX 75080

**Deed Date:** 11/7/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224203042](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLE MARTY D	3/9/2010	<a href="#">D210055685</a>	0000000	0000000
SWENSON HELEN M EST	12/31/1900	000000000000000	0000000	0000000
ARTHUR L COLE	12/30/1900	000000000000000	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	\$185,250	\$93,750	\$279,000	\$279,000
2024	\$208,250	\$93,750	\$302,000	\$302,000
2023	\$205,250	\$93,750	\$299,000	\$299,000
2022	\$180,653	\$93,750	\$274,403	\$274,403
2021	\$183,532	\$93,750	\$277,282	\$258,352
2020	\$141,115	\$93,750	\$234,865	\$234,865

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.