

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02421674

Address: 6405 KENWICK AVE

City: FORT WORTH

Georeference: 34380-22-23

Subdivision: RIDGLEA NORTH ADDITION

Neighborhood Code: 4R002E

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This map, content, and location of property is provided by Google Services.

## **PROPERTY DATA**

Legal Description: RIDGLEA NORTH ADDITION

Block 22 Lot 23

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: \$375.000

Protest Deadline Date: 5/24/2024

Site Number: 02421674

Latitude: 32.7305591621

**TAD Map:** 2018-384 **MAPSCO:** TAR-074K

Longitude: -97.4240659846

**Site Name:** RIDGLEA NORTH ADDITION-22-23 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,532
Percent Complete: 100%

Land Sqft\*: 9,504 Land Acres\*: 0.2181

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

BANNISTER CUSTOM HOMES LLC

**Primary Owner Address:** 3605 EL CAMPO AVE # B FORT WORTH, TX 76107-4510

**Deed Date: 12/9/2024** 

Deed Volume: Deed Page:

**Instrument:** D224219918

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARDNER ROBERT;GARDNER SHAUNTE MENDOZA	12/10/2021	D221375183		
GARDNER ROBERT	4/29/2016	D221337197		
GARDNER MALLORY;GARDNER ROBERT T	6/29/2010	D210158325	0000000	0000000
WILLIAMS BLAKE D	12/4/2008	D208450615	0000000	0000000
SHEFFIELD J B;SHEFFIELD JENNIFER	8/5/2003	D203290155	0017040	0000375
GONZALEZ RUBEN	12/27/2002	00162730000086	0016273	0000086
O'NEIL JAMES P	3/12/2002	00155380000442	0015538	0000442
BOYD ANNETTE P	11/25/1991	00104530002066	0010453	0002066
VENABLE SHARON	6/25/1985	00082240000227	0008224	0000227
LOUIS C BULL 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. <u>Tarrant County Tax Office Account Information</u>.

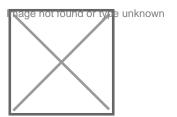
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$232,440	\$142,560	\$375,000	\$375,000
2024	\$232,440	\$142,560	\$375,000	\$366,740
2023	\$190,840	\$142,560	\$333,400	\$333,400
2022	\$176,174	\$142,560	\$318,734	\$317,900
2021	\$146,440	\$142,560	\$289,000	\$289,000
2020	\$146,440	\$142,560	\$289,000	\$289,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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