



**Address:** [6453 CURZON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34380-23A-1  
**Subdivision:** RIDGLEA NORTH ADDITION  
**Neighborhood Code:** 4R002D

**Latitude:** 32.7297160425  
**Longitude:** -97.4266689317  
**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 23A Lot 1

**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:** \$369,801

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

**Site Number:** 02421917

**Site Name:** RIDGLEA NORTH ADDITION-23A-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,408

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,046

**Land Acres<sup>\*</sup>:** 0.2535

**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:**

HASTINGS ELVIDA JO

**Primary Owner Address:**

6453 CURZON AVE  
FORT WORTH, TX 76116-4444

**Deed Date:** 10/28/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211262815](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COWTOWN INVESTORS LLC	12/13/2010	<a href="#">D210310078</a>	0000000	0000000
AUSTIN MARTHA HARMON EST	7/19/2002	<a href="#">D208406915</a>	0000000	0000000
AUSTIN MARTHA;AUSTIN WILLIAM C	12/31/1900	00019050000246	0001905	0000246

## 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	\$281,433	\$88,368	\$369,801	\$369,801
2024	\$281,433	\$88,368	\$369,801	\$353,686
2023	\$238,632	\$88,368	\$327,000	\$321,533
2022	\$216,342	\$88,368	\$304,710	\$292,303
2021	\$177,362	\$88,368	\$265,730	\$265,730
2020	\$193,622	\$88,368	\$281,990	\$251,884

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.