



Address: [6449 CURZON AVE](#)
City: FORT WORTH
Georeference: 34380-24-14
Subdivision: RIDGLEA NORTH ADDITION
Neighborhood Code: 4R002E

Latitude: 32.7296961139
Longitude: -97.4261834265
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 24 Lot 14

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: 1946

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$349,592

Protest Deadline Date: 5/24/2024

Site Number: 02422395

Site Name: RIDGLEA NORTH ADDITION-24-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,389

Percent Complete: 100%

Land Sqft^{*}: 6,450

Land Acres^{*}: 0.1480

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

STAINBROOK CHRISTOPHER C

Primary Owner Address:

6449 CURZON AVE
FORT WORTH, TX 76116-4401

Deed Date: 2/6/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212032906](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DICKENS DEREK A;DICKENS MARTHA F	11/14/2002	00163220000419	0016322	0000419
HENDERSON JAMES MICHAEL	1/12/2001	00146930000251	0014693	0000251
BBN INVESTMENTS INC	8/4/2000	00144630000618	0014463	0000618
TYRRELL MARY F	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 ⁺
2025	\$252,842	\$96,750	\$349,592	\$349,592
2024	\$252,842	\$96,750	\$349,592	\$332,750
2023	\$232,238	\$96,750	\$328,988	\$302,500
2022	\$196,768	\$96,750	\$293,518	\$275,000
2021	\$153,250	\$96,750	\$250,000	\$250,000
2020	\$153,250	\$96,750	\$250,000	\$250,000

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.