



Address: [6405 CURZON AVE](#)
City: FORT WORTH
Georeference: 34380-24-24
Subdivision: RIDGLEA NORTH ADDITION
Neighborhood Code: 4R002E

Latitude: 32.7296128871
Longitude: -97.4238808173
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 24

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: \$527,610
Protest Deadline Date: 5/24/2024

Site Number: 02422506
Site Name: RIDGLEA NORTH ADDITION-24-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,982
Percent Complete: 100%
Land Sqft^{*}: 9,126
Land Acres^{*}: 0.2095
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:
NUNLEY TERI THOMAS
KANETZKY STEVEN LAWRENCE
Primary Owner Address:
6405 CURZON AVE
FORT WORTH, TX 76116

Deed Date: 3/15/2023
Deed Volume:
Deed Page:
Instrument: [D223043366](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WROTEN EMILY S	2/23/1998	00130970000230	0013097	0000230
CARDEN JAN	10/26/1996	000000000000000	0000000	0000000
CARDEN JAN;CARDEN RICHARD EST	5/26/1989	00096060002308	0009606	0002308
VERSTRAETE DONNA;VERSTRAETE RICHARD	11/4/1986	00087370001575	0008737	0001575
HUNT KENNETH L	12/31/1900	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 ⁺
2025	\$390,720	\$136,890	\$527,610	\$527,610
2024	\$74,212	\$136,890	\$211,102	\$211,102
2023	\$278,110	\$136,890	\$415,000	\$415,000
2022	\$266,847	\$136,890	\$403,737	\$403,737
2021	\$270,208	\$136,890	\$407,098	\$370,788
2020	\$212,357	\$136,890	\$349,247	\$337,080

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.