



Address: [6945 MARGARET DR](#)
City: FOREST HILL
Georeference: 35160-6-12
Subdivision: ROSEBUD ADDITION
Neighborhood Code: 1H060B

Latitude: 32.6530063164
Longitude: -97.2599569657
TAD Map: 2072-356
MAPSCO: TAR-092Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROSEBUD ADDITION Block 6
Lot 12

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1972

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$164,469

Protest Deadline Date: 5/24/2024

Site Number: 02510812

Site Name: ROSEBUD ADDITION-6-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,552

Percent Complete: 100%

Land Sqft^{*}: 9,520

Land Acres^{*}: 0.2185

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:

THOMAS JOYCE B

Primary Owner Address:

6945 MARGARET DR
FORT WORTH, TX 76140-1325

Deed Date: 5/17/2016

Deed Volume:

Deed Page:

Instrument: [D216113453](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN CHRISTOPHER;BROWN JOYCE A	12/1/1989	00097750001428	0009775	0001428
BROWN CHRISTOPHER;BROWN JOYCE A	11/27/1989	00097750001428	0009775	0001428
SECRETARY OF HUD	7/5/1989	00096690000210	0009669	0000210
CITICORP MORTGAGE INC	7/4/1989	00096410001649	0009641	0001649
LINWOOD CAROL;LINWOOD DAVID A	9/2/1983	00076040001846	0007604	0001846
JERRY D MC NABB	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	\$142,621	\$21,848	\$164,469	\$157,962
2024	\$142,621	\$21,848	\$164,469	\$143,602
2023	\$135,664	\$21,848	\$157,512	\$130,547
2022	\$111,514	\$22,950	\$134,464	\$118,679
2021	\$107,463	\$22,950	\$130,413	\$107,890
2020	\$118,193	\$22,950	\$141,143	\$98,082

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.