



Address: [6401 SHADY OAKS MANOR DR](#)
City: FORT WORTH
Georeference: 38030-8-A3
Subdivision: SHADY OAKS MANOR ADDITION
Neighborhood Code: APT-Lake Worth

Latitude: 32.8018350244
Longitude: -97.423201585
TAD Map: 2018-412
MAPSCO: TAR-060C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADY OAKS MANOR
ADDITION Block 8 Lot A3

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LAKE WORTH ISD (910)

State Code: C1C
Year Built: 0
Personal Property Account: N/A
Agent: MERIT ADVISORS LLC (00810)
Notice Sent Date: 4/15/2025
Notice Value: \$346,147
Protest Deadline Date: 5/31/2024

Site Number: 80196470
Site Name: LAND
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 2
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 654,706
Land Acres^{*}: 15.0300
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:
BKV NORTH TEXAS LLC
Primary Owner Address:
1200 17TH ST STE 2100
DENVER, CO 80202

Deed Date: 6/30/2022
Deed Volume:
Deed Page:
Instrument: [D222169418](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
XTO ENERGY INC	9/28/2006	D206307162	0000000	0000000
TARRAGON 820 LP	10/22/1999	00140680000468	0014068	0000468
OBSERVATORY PARTNERS	4/7/1998	00131630000077	0013163	0000077
FOSSIL RIVER LTD	8/31/1994	00117160002224	0011716	0002224
CHARTER SAVINGS & LOAN ASSOC	2/9/1988	00091910000747	0009191	0000747
OAK MANOR JV	11/2/1984	00079980002194	0007998	0002194
COLDWELL BANK COMM GROUP	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	\$0	\$346,147	\$346,147	\$346,147
2024	\$0	\$346,147	\$346,147	\$346,147
2023	\$0	\$336,611	\$336,611	\$336,611
2022	\$0	\$589,236	\$589,236	\$589,236
2021	\$0	\$589,236	\$589,236	\$589,236
2020	\$0	\$589,236	\$589,236	\$589,236

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.