



Address: [6320 OVERLAKE DR](#)
City: FORT WORTH
Georeference: 43700-3-15
Subdivision: TRIANGLE ESTATES ADDITION
Neighborhood Code: 2N040J

Latitude: 32.8283773512
Longitude: -97.4251987958
TAD Map: 2018-420
MAPSCO: TAR-046P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRIANGLE ESTATES ADDITION
Block 3 Lot 15

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03174522
Site Name: TRIANGLE ESTATES ADDITION Block 3 Lot 15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,238
Percent Complete: 100%
Land Sqft^{*}: 9,869
Land Acres^{*}: 0.2265
Pool: N

+++ Rounded.

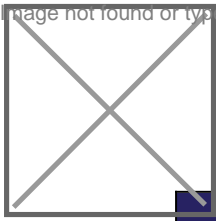
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MENCHACA MAYRA
MENCHACA FABIAN SR
Primary Owner Address:
6320 OVER LAKE DR
FORT WORTH, TX 76135

Deed Date: 4/21/2025
Deed Volume:
Deed Page:
Instrument: [D225070534](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAM I AM BUILDERS LLC	12/7/2020	D220324587		
FORT WORTH CITY OF	12/3/2014	D214275994		
JAR CONSTRUCTION	8/6/2002	00159980000282	0015998	0000282
ADAMS NEAL W TR	7/29/1982	00073380001802	0007338	0001802
ADAMS NEAL W TR	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	\$480,693	\$45,000	\$525,693	\$525,693
2024	\$480,693	\$45,000	\$525,693	\$525,693
2023	\$301,640	\$21,000	\$322,640	\$322,640
2022	\$0	\$21,000	\$21,000	\$21,000
2021	\$0	\$21,000	\$21,000	\$21,000
2020	\$0	\$21,218	\$21,218	\$21,218

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.