



**Address:** [6204 TWIN OAKS DR](#)  
**City:** FOREST HILL  
**Georeference:** 44070-6-25  
**Subdivision:** TWIN OAKS ADDITION  
**Neighborhood Code:** 1H070C

**Latitude:** 32.668522248  
**Longitude:** -97.2576373614  
**TAD Map:** 2072-364  
**MAPSCO:** TAR-093S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TWIN OAKS ADDITION Block 6  
Lot 25

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03206777

**Site Name:** TWIN OAKS ADDITION-6-25

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,924

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,125

**Land Acres<sup>\*</sup>:** 0.3013

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

RIVERA FREDY RAFAEL CARRANZA

**Primary Owner Address:**

6204 TWIN OAKS DR  
FOREST HILL, TX 76119

**Deed Date:** 10/17/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219238176](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUERRERO JOSE LUIS	9/27/2010	<a href="#">D210256223</a>	0000000	0000000
HIXSON JOHN M	9/4/2009	<a href="#">D209256054</a>	0000000	0000000
JOHNSON CARMEN	6/14/2001	00149500000288	0014950	0000288
RAY MARIE EST	12/31/1900	00102320001896	0010232	0001896

## 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 <sup>+</sup>
2025	\$313,585	\$33,125	\$346,710	\$346,710
2024	\$313,585	\$33,125	\$346,710	\$346,710
2023	\$286,301	\$33,125	\$319,426	\$319,426
2022	\$251,681	\$13,125	\$264,806	\$264,806
2021	\$224,861	\$13,125	\$237,986	\$237,986
2020	\$0	\$13,125	\$13,125	\$13,125

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.