



**Address:** [6417 TRAIL LAKE DR](#)  
**City:** FORT WORTH  
**Georeference:** 45580-126R-14  
**Subdivision:** WEDGWOOD ADDITION  
**Neighborhood Code:** 4S120I

**Latitude:** 32.6531937825  
**Longitude:** -97.4020007635  
**TAD Map:** 2030-356  
**MAPSCO:** TAR-089W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEDGWOOD ADDITION Block  
126R Lot 14

**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:** 1969

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 03353125

**Site Name:** WEDGWOOD ADDITION-126R-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,926

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,620

**Land Acres<sup>\*</sup>:** 0.2667

**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:**

SCHULZE NICHOLAS MANNING  
RITCHEY SHAUNA LEE

**Primary Owner Address:**

6417 TRAIL LAKE DR  
FORT WORTH, TX 76133

**Deed Date:** 4/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223067299](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PM OLIVER HOMES LLC	12/13/2022	<a href="#">D222289541</a>		
LM WALTERS INC	11/18/2022	<a href="#">D222272919</a>		
GREENE REBECCA A	5/24/2002	00157030000342	0015703	0000342
HOLLOWAY DANNY;HOLLOWAY KERRI	7/30/1998	00133550000269	0013355	0000269
POWELL SARAH J	8/8/1997	00128640000386	0012864	0000386
STOKER PAMELA;STOKER THOMAS	10/1/1985	00083260001856	0008326	0001856
BISHER JON;BISHER KATHRYN	2/23/1983	00074510000792	0007451	0000792

## 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	\$301,544	\$40,000	\$341,544	\$341,544
2024	\$301,544	\$40,000	\$341,544	\$341,544
2023	\$186,820	\$40,000	\$226,820	\$226,820
2022	\$146,207	\$40,000	\$186,207	\$186,207
2021	\$130,090	\$40,000	\$170,090	\$170,090
2020	\$150,737	\$40,000	\$190,737	\$182,310

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.