



**Address:** [6712 SETH BARWISE ST](#)  
**City:** FORT WORTH  
**Georeference:** 23140-S-12  
**Subdivision:** LAKE CREST EST #1 & 2 ADDITION  
**Neighborhood Code:** 2N0200

**Latitude:** 32.8592062654  
**Longitude:** -97.415493338  
**TAD Map:** 2024-432  
**MAPSCO:** TAR-032Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** LAKE CREST EST #1 & 2  
ADDITION Block S Lot 12 & 13A

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 1988  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$329,800  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04875540  
**Site Name:** LAKE CREST EST #1 & 2 ADDITION-S-12-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,146  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 19,344  
**Land Acres<sup>\*</sup>:** 0.4440  
**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:**  
CHANTHAVON DOUANGCHANH  
CHANTHAVON MELISSA K  
**Primary Owner Address:**  
6712 SETH BARWISE ST  
SAGINAW, TX 76179-3322

**Deed Date:** 12/19/1998  
**Deed Volume:** 0013583  
**Deed Page:** 0000112  
**Instrument:** 00135830000112

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANTHAVONG DOUNGCHANH	11/24/1992	00133460000037	0013346	0000037
CHANTHAVONG JOANNA D	11/23/1992	001085800000859	0010858	0000859
CHANTHAVONG DOUANGCHANH	7/24/1992	001334600000037	0013346	0000037
CHANTHAVONG DOVANGPY	7/20/1987	000902400000122	0009024	0000122
SAYLOR CONSTRUCTION CO INC	5/6/1986	00085370001358	0008537	0001358
T K R INC	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$264,800	\$65,000	\$329,800	\$243,553
2024	\$264,800	\$65,000	\$329,800	\$221,412
2023	\$251,954	\$45,000	\$296,954	\$201,284
2022	\$205,878	\$45,000	\$250,878	\$182,985
2021	\$207,500	\$45,000	\$252,500	\$166,350
2020	\$171,777	\$45,000	\$216,777	\$151,227

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.