



Address: [6617 DAN DANCIGER RD](#)
City: FORT WORTH
Georeference: 45580-124R-A3R
Subdivision: WEDGWOOD ADDITION
Neighborhood Code: Assisted Living General

Latitude: 32.6505946742
Longitude: -97.4063162334
TAD Map: 2024-356
MAPSCO: TAR-102D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEDGWOOD ADDITION Block
124R Lot A3R

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: F1
Year Built: 1983
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$943,392
Protest Deadline Date: 5/31/2024

Site Number: 80443621
Site Name: Bluebonnet Caring Home
Site Class: APTAsstLiving - Apartment-Assisted Living
Parcels: 1
Primary Building Name: 04974476
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 7,448
Net Leasable Area⁺⁺⁺: 7,448
Percent Complete: 100%
Land Sqft^{*}: 33,000
Land Acres^{*}: 0.7575
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:
AERVAL INVESTMENTS LLC
Primary Owner Address:
501 LIFE SPRING DR
ROCKWALL, TX 75087

Deed Date: 5/28/2015
Deed Volume:
Deed Page:
Instrument: [D215113476](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERO ANGELIA	1/26/2012	D212024154	0000000	0000000
RIVERO ANGELINA A;RIVERO MANUEL S	2/24/2003	D203213181	0000000	0000000
PRINCESS PRINCESS CORP	7/16/1997	00128410000007	0012841	0000007
BENSON JOHNNIE	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 ⁺
2025	\$860,892	\$82,500	\$943,392	\$821,059
2024	\$601,716	\$82,500	\$684,216	\$684,216
2023	\$665,540	\$82,500	\$748,040	\$748,040
2022	\$561,232	\$82,500	\$643,732	\$643,732
2021	\$528,047	\$82,500	\$610,547	\$610,547
2020	\$534,322	\$82,500	\$616,822	\$616,822

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.