



Address: [6108 BLACK LEAF CT](#)
City: TARRANT COUNTY
Georeference: 33465-2-11B
Subdivision: RANCHOAKS ADDITION
Neighborhood Code: 2Y100S

Latitude: 32.8541828373
Longitude: -97.5159842869
TAD Map: 1994-428
MAPSCO: TAR-029Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RANCHOAKS ADDITION Block 2
Lot 11B 1994 PALM HARBOR 28 X 56 LB#
TEX0498047 WINDSOR

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
AZLE ISD (915)

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$73,000

Protest Deadline Date: 5/24/2024

Site Number: 05409586

Site Name: RANCHOAKS ADDITION-2-11B

Site Class: A2 - Residential - Mobile Home

Parcels: 1

Approximate Size⁺⁺⁺: 1,568

Percent Complete: 100%

Land Sqft^{*}: 19,800

Land Acres^{*}: 0.4545

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:

WARE MARK

WARE JOANNA KIM

Primary Owner Address:

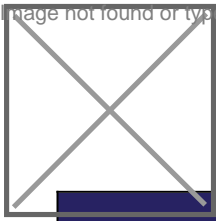
4004 TORTOISE LN
FORT WORTH, TX 76135

Deed Date: 9/10/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209245921](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEDBETTER BARRY;LEDBETTER KATHLEEN	4/19/1994	00115520001879	0011552	0001879
FLORIES B R	9/3/1991	00103720002354	0010372	0002354
MOORE NELDA JEAN	9/7/1988	00093740001412	0009374	0001412
FLORIES B R	1/9/1987	00088110000771	0008811	0000771
RANCHOAKS JV	1/1/1984	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	\$4,825	\$68,175	\$73,000	\$66,240
2024	\$4,825	\$68,175	\$73,000	\$55,200
2023	\$10,000	\$36,000	\$46,000	\$46,000
2022	\$11,677	\$31,815	\$43,492	\$43,492
2021	\$14,406	\$15,908	\$30,314	\$30,314
2020	\$14,406	\$15,908	\$30,314	\$30,314

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.