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Tarrant Appraisal District
Property Information | PDF
Account Number: 05652286

Address: [1509 6TH AVE](#)
City: FORT WORTH
Georeference: 24370-6-3R1
Subdivision: LOYDS ADDITION
Neighborhood Code: 4T050B

Latitude: 32.7279016227
Longitude: -97.3398906677
TAD Map: 2048-384
MAPSCO: TAR-076M



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

PROPERTY DATA

Legal Description: LOYDS ADDITION Block 6 Lot 3R1

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: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$190,908

Protest Deadline Date: 5/24/2024

Site Number: 05652286
Site Name: LOYDS ADDITION-6-3R1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 560
Percent Complete: 100%
Land Sqft^{*}: 3,646
Land Acres^{*}: 0.0837
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

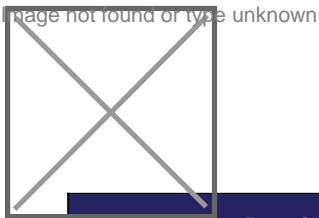
Current Owner:

ABBAS SYED M

Primary Owner Address:

1509 6TH AVE
FORT WORTH, TX 76104

Deed Date: 10/1/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209264325](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABBAS SYED QAMAR	12/13/1990	00101250001188	0010125	0001188
SECRETARY OF HUD	4/6/1988	00092540002147	0009254	0002147
ASSOC NATIONAL MORTGAGE CORP	4/5/1988	00092540000403	0009254	0000403
HARDRICK COLETTE;HARDRICK ROBERT	9/17/1986	00086880000076	0008688	0000076
HELMS DAN	10/15/1984	00079780001333	0007978	0001333
HUGHES PHEOBA	10/5/1984	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	\$110,696	\$80,212	\$190,908	\$190,908
2024	\$110,696	\$80,212	\$190,908	\$175,404
2023	\$119,431	\$80,212	\$199,643	\$159,458
2022	\$107,462	\$37,500	\$144,962	\$144,962
2021	\$108,733	\$37,500	\$146,233	\$146,233
2020	\$96,893	\$37,500	\$134,393	\$134,393

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.