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Address: [6449 FOREST HIGHLANDS DR](#)
City: FORT WORTH
Georeference: 26237-1-1
Subdivision: MIRA VISTA ADDITION
Neighborhood Code: 4R030A

Latitude: 32.6584713069
Longitude: -97.4314196157
TAD Map: 2018-360
MAPSCO: TAR-088X



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

PROPERTY DATA

Legal Description: MIRA VISTA ADDITION Block 1
Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,072,681

Protest Deadline Date: 5/24/2024

Site Number: 06228488

Site Name: MIRA VISTA ADDITION-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,620

Percent Complete: 100%

Land Sqft^{*}: 15,260

Land Acres^{*}: 0.3503

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CARTER PATRICIA

Primary Owner Address:

6449 FOREST HIGHLANDS DR
FORT WORTH, TX 76132-4440

Deed Date: 7/28/2018

Deed Volume:

Deed Page:

Instrument: 142-18-121698

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTER GREGORY EST;CARTER PATRICIA	7/25/2002	00157870000246	0015787	0000246
MAUK ROSEMARY K	7/24/2002	00157870000245	0015787	0000245
CARTER GREGORY EST;CARTER PATRICIA	6/25/2002	00157870000246	0015787	0000246
MAUK RICHARD H;MAUK ROSEMARY	5/3/1996	00123570000863	0012357	0000863
KUNTZ FRANCES A;KUNTZ TERRY R	11/13/1992	00108490000939	0010849	0000939
AVANTE HOMES	6/2/1992	00106680000570	0010668	0000570
KUNTZ FRANCES A;KUNTZ TERRY R	4/27/1992	00106180001195	0010618	0001195
MV DOUBLE EAGLE PARTNERS LTD	1/15/1992	00105070001666	0010507	0001666
MIRA VISTA DEV CO	1/1/1987	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	\$830,601	\$242,080	\$1,072,681	\$885,781
2024	\$830,601	\$242,080	\$1,072,681	\$805,255
2023	\$732,920	\$242,080	\$975,000	\$732,050
2022	\$632,611	\$200,000	\$832,611	\$665,500
2021	\$405,000	\$200,000	\$605,000	\$605,000
2020	\$405,000	\$200,000	\$605,000	\$605,000

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.