



Address: [6071 FOREST RIVER DR](#)
City: FORT WORTH
Georeference: 34492H-1-20
Subdivision: RIVER BEND ESTATES
Neighborhood Code: 1H010A

Latitude: 32.7797918763
Longitude: -97.2279023326
TAD Map: 2078-404
MAPSCO: TAR-065M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER BEND ESTATES Block 1
Lot 20

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: 1989

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,032,887

Protest Deadline Date: 5/24/2024

Site Number: 06380190

Site Name: RIVER BEND ESTATES-1-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,458

Percent Complete: 100%

Land Sqft^{*}: 31,320

Land Acres^{*}: 0.7190

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:

VILLALBA DANIEL

VILLALBA NORA L

Primary Owner Address:

6071 FOREST RIVER DR
FORT WORTH, TX 76112

Deed Date: 11/6/2019

Deed Volume:

Deed Page:

Instrument: [D219272396](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANNING JULIA THOMPSON;MANNING MILES EDWIN	5/28/2015	D215113363		
MITCHELL BRYAN N;MITCHELL SANDRA	6/28/1989	00096340000600	0009634	0000600

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	\$881,237	\$151,650	\$1,032,887	\$986,948
2024	\$881,237	\$151,650	\$1,032,887	\$897,225
2023	\$825,206	\$151,650	\$976,856	\$815,659
2022	\$636,508	\$105,000	\$741,508	\$741,508
2021	\$577,590	\$105,000	\$682,590	\$682,590
2020	\$581,874	\$105,000	\$686,874	\$686,874

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.