



**Address:** [6049 FOREST LN](#)  
**City:** FORT WORTH  
**Georeference:** 34492H-5-11  
**Subdivision:** RIVER BEND ESTATES  
**Neighborhood Code:** 1H010A

**Latitude:** 32.7786667457  
**Longitude:** -97.2282016489  
**TAD Map:** 2078-404  
**MAPSCO:** TAR-065R



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 5  
Lot 11

**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:** 1999

**Personal Property Account:** N/A

**Agent:** ROBERT OLA COMPANY LLC dba OLA TAX (00955)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$504,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06380999

**Site Name:** RIVER BEND ESTATES-5-11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,712

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,821

**Land Acres<sup>\*</sup>:** 0.4091

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TRAN HOA DINH

**Primary Owner Address:**

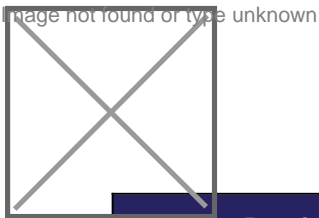
6049 FOREST LN  
FORT WORTH, TX 76112

**Deed Date:** 6/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219131952](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN CHIEM THI;TRAN HOA DINH	11/22/2002	00161570000338	0016157	0000338
TRAN CHIEM T ETAL;TRAN HOA D	9/1/1999	00139930000206	0013993	0000206
TRAN CHIEM THI;TRAN HOA DINH	3/6/1998	00131110000392	0013111	0000392
FORT WORTH-RIVERBEND EST LC	2/9/1994	00114530001068	0011453	0001068
KIMBALL MYRON E JR	5/5/1993	00112280001463	0011228	0001463
RIVERBEND	1/1/1989	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 <sup>+</sup>
2025	\$396,179	\$107,821	\$504,000	\$504,000
2024	\$396,179	\$107,821	\$504,000	\$470,866
2023	\$340,179	\$107,821	\$448,000	\$428,060
2022	\$319,145	\$70,000	\$389,145	\$389,145
2021	\$287,444	\$70,000	\$357,444	\$357,444
2020	\$287,444	\$70,000	\$357,444	\$329,152

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.