



Address: [6941 ANDRESS DR](#)
City: FORT WORTH
Georeference: 30874E-6-16
Subdivision: OAKMONT MEADOWS ADDITION
Neighborhood Code: 4S130A

Latitude: 32.6591611779
Longitude: -97.4145729133
TAD Map: 2024-360
MAPSCO: TAR-088Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAKMONT MEADOWS
ADDITION Block 6 Lot 16

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: 2001
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$340,023
Protest Deadline Date: 5/24/2024

Site Number: 07507771
Site Name: OAKMONT MEADOWS ADDITION-6-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,941
Percent Complete: 100%
Land Sqft^{*}: 5,227
Land Acres^{*}: 0.1199
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:
VIGGIANNI-LLAMAZAS RUTH
Primary Owner Address:
6941 ANDRESS DR
FORT WORTH, TX 76132-5031

Deed Date: 9/14/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIGGIANNI-LLAMOZAS;VIGGIANNI-LLAMOZAS V EST	4/12/2002	00156210000391	0015621	0000391
RENAISSANCE FINE HOMES INC	4/10/2001	00148930000007	0014893	0000007
HULEN OAKMONT MEADOWS LTD	1/1/1999	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	\$290,023	\$50,000	\$340,023	\$332,495
2024	\$290,023	\$50,000	\$340,023	\$302,268
2023	\$269,763	\$50,000	\$319,763	\$274,789
2022	\$219,235	\$50,000	\$269,235	\$249,808
2021	\$180,707	\$50,000	\$230,707	\$227,098
2020	\$156,453	\$50,000	\$206,453	\$206,453

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.