



**Address:** [6016 RICH ST](#)  
**City:** FORT WORTH  
**Georeference:** 45830-13-5  
**Subdivision:** WEST HANDLEY ADDITION  
**Neighborhood Code:** 1H040J

**Latitude:** 32.7370747082  
**Longitude:** -97.2269571112  
**TAD Map:** 2084-388  
**MAPSCO:** TAR-079H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEST HANDLEY ADDITION  
Block 13 Lot 5

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$246,322

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

**Site Number:** 07652585  
**Site Name:** WEST HANDLEY ADDITION-13-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,405  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**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

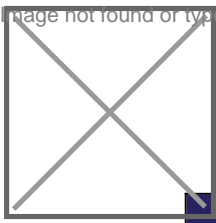
**Current Owner:**

MUNOZ JESUS  
MUNOZ JULIANA

**Primary Owner Address:**

6016 RICH ST  
FORT WORTH, TX 76112

**Deed Date:** 3/20/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224050638](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUTSON GROUP LLC	1/22/2024	<a href="#">D224013266</a>		
LECOQ REGINALD J JR	7/1/2010	<a href="#">D210162351</a>	0000000	0000000
FREEZE ANGEL	11/14/2002	00161520000085	0016152	0000085
MCINTOSH THERYSA	5/31/2000	00145390000112	0014539	0000112

## 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	\$228,322	\$18,000	\$246,322	\$246,322
2024	\$228,322	\$18,000	\$246,322	\$246,322
2023	\$193,007	\$18,000	\$211,007	\$211,007
2022	\$177,547	\$5,000	\$182,547	\$182,547
2021	\$153,703	\$5,000	\$158,703	\$158,703
2020	\$132,381	\$5,000	\$137,381	\$137,381

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

There are no exemptions for this property

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.