

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 07891326

Latitude: 32.8016142053

**TAD Map:** 2024-408 **MAPSCO:** TAR-060C

Longitude: -97.4186221466

Address: 6201 SHADY OAKS MANOR DR

City: FORT WORTH
Georeference: 38030-8-2

Subdivision: SHADY OAKS MANOR ADDITION

Neighborhood Code: APT-Lake Worth

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

## **PROPERTY DATA**

Legal Description: SHADY OAKS MANOR

ADDITION Block 8 Lot 2

**Jurisdictions:** 

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

Site Number: 80799949

TARRANT REGIONAL WATER DISTRICT (223)

Site Name: WILDWOOD BRANCH

TARRANT COUNTY HOSPITAL (224) Site Class: APTTaxCr - Apartment-Tax Credit

TARRANT COUNTY COLLEGE (225) Parcels: 1

LAKE WORTH ISD (910) Primary Building Name: WILDWOOD / 07891326

State Code: BCPrimary Building Type: Multi-FamilyYear Built: 2002Gross Building Area\*\*\*: 315,710Personal Property Account: N/ANet Leasable Area\*\*\*: 289,660

Agent: D ALAN BOWLBY & ASSOCIATES INC (00186) Percent Complete: 100% Notice Sent Date: 4/15/2025 Land Sqft\*: 1,304,578
Notice Value: \$29,611,942 Land Acres\*: 29.9490

Protest Deadline Date: 5/31/2024 Pool: Y

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

6225 SHADY OAKS MANOR DRIVE (TX) OWNER LP

**Primary Owner Address:** 

300 S GRAND AVE 2ND FLOOR LOS ANGELES, CA 90071 Deed Date: 1/24/2025

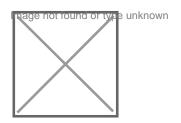
Deed Volume: Deed Page:

**Instrument:** <u>D225012653</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILDWOOD BRANCH TOWNHOMES LP	1/1/2001	00000000000000	0000000	0000000

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



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$28,633,508	\$978,434	\$29,611,942	\$29,611,942
2024	\$14,021,566	\$978,434	\$15,000,000	\$15,000,000
2023	\$14,021,566	\$978,434	\$15,000,000	\$15,000,000
2022	\$13,521,566	\$978,434	\$14,500,000	\$14,500,000
2021	\$13,204,261	\$978,434	\$14,182,695	\$14,182,695
2020	\$12,771,566	\$978,434	\$13,750,000	\$13,750,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.