



**Address:** [6201 SHADY OAKS MANOR DR](#)  
**City:** FORT WORTH  
**Georeference:** 38030-8-2  
**Subdivision:** SHADY OAKS MANOR ADDITION  
**Neighborhood Code:** APT-Lake Worth

**Latitude:** 32.8016142053  
**Longitude:** -97.4186221466  
**TAD Map:** 2024-408  
**MAPSCO:** TAR-060C



Google Map or type unknown

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)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
LAKE WORTH ISD (910)  
**State Code:** BC  
**Year Built:** 2002  
**Personal Property Account:** N/A  
**Agent:** D ALAN BOWLBY & ASSOCIATES INC (00186)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$29,611,942  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80799949  
**Site Name:** WILDWOOD BRANCH  
**Site Class:** APTTaxCr - Apartment-Tax Credit  
**Parcels:** 1  
**Primary Building Name:** WILDWOOD / 07891326  
**Primary Building Type:** Multi-Family  
**Gross Building Area<sup>+++</sup>:** 315,710  
**Net Leasable Area<sup>+++</sup>:** 289,660  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 1,304,578  
**Land Acres<sup>\*</sup>:** 29.9490  
**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:**  
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:** [D225012653](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILDWOOD BRANCH TOWNHOMES LP	1/1/2001	000000000000000	0000000	0000000



## VALUES

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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	\$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.

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

## EXEMPTIONS / SPECIAL APPRAISAL

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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.