

Image not found or type unknown



Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 40150542**

**Address:** [6020 LUCAS CT](#)  
**City:** FORT WORTH  
**Georeference:** 33416-1-9  
**Subdivision:** RAMEY PLACE ADDITION  
**Neighborhood Code:** 1H040B

**Latitude:** 32.7197536265  
**Longitude:** -97.2277001215  
**TAD Map:** 2078-380  
**MAPSCO:** TAR-079V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RAMEY PLACE ADDITION Block  
1 Lot 9

**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:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40150542

**Site Name:** RAMEY PLACE ADDITION-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,167

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,712

**Land Acres<sup>\*</sup>:** 0.2000

**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:**

NIYIBITANGA ALEX

**Primary Owner Address:**

6020 LUCAS CT  
FORT WORTH, TX 76119

**Deed Date:** 7/13/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218156477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENDERS COMMERCIAL FINANCE LLC	2/24/2017	<a href="#">D217048445</a>		
BANK OF AMERICA	9/3/2014	<a href="#">D212181454</a>		
BANK OF AMERICA NA	7/3/2012	<a href="#">D212181454</a>	0000000	0000000
BEY ANGULA Y T TRUST	12/23/2010	<a href="#">D211002394</a>	0000000	0000000
GOODE JOHN A	11/11/2004	<a href="#">D204364607</a>	0000000	0000000
KB HOME LONE STAR LP	7/21/2004	<a href="#">D204240503</a>	0000000	0000000
RAMEY AVE LP	1/1/2003	000000000000000	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	\$304,474	\$26,136	\$330,610	\$330,610
2024	\$304,474	\$26,136	\$330,610	\$330,610
2023	\$305,926	\$26,136	\$332,062	\$332,062
2022	\$223,035	\$20,000	\$243,035	\$243,035
2021	\$224,089	\$20,000	\$244,089	\$244,089
2020	\$232,603	\$20,000	\$252,603	\$252,603

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.