



**Address:** [6012 RICH ST](#)  
**City:** FORT WORTH  
**Georeference:** 45830-13-4  
**Subdivision:** WEST HANDLEY ADDITION  
**Neighborhood Code:** 1H040J

**Latitude:** 32.7371288523  
**Longitude:** -97.227104322  
**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 4

**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  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$290,556  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40598195  
**Site Name:** WEST HANDLEY ADDITION-13-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,697  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**Pool:** N

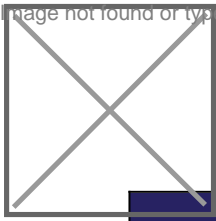
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
ANDERSON DAMIAN  
**Primary Owner Address:**  
6012 RICH ST  
FORT WORTH, TX 76112-6543

**Deed Date:** 7/8/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205207126](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOMEcomings FINANCIAL NETWORK	11/2/2004	<a href="#">D204354319</a>	0000000	0000000
SMALL LATASHA;SMALL MICHAEL	1/12/2004	<a href="#">D204130700</a>	0000000	0000000
FREEZE STANTON A	7/11/2003	<a href="#">D204070717</a>	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	\$272,556	\$18,000	\$290,556	\$178,620
2024	\$272,556	\$18,000	\$290,556	\$162,382
2023	\$230,137	\$18,000	\$248,137	\$147,620
2022	\$187,000	\$5,000	\$192,000	\$134,200
2021	\$117,000	\$5,000	\$122,000	\$122,000
2020	\$117,308	\$4,692	\$122,000	\$122,000

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

- 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.