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**Address:** [6413 ROSEMONT AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34380-27-14R  
**Subdivision:** RIDGLEA NORTH ADDITION  
**Neighborhood Code:** 4R002E

**Latitude:** 32.7279095031  
**Longitude:** -97.4229015039  
**TAD Map:** 2018-384  
**MAPSCO:** TAR-074L



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

## PROPERTY DATA

**Legal Description:** RIDGLEA NORTH ADDITION  
Block 27 Lot 14R

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$1,223,640

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

**Site Number:** 41022246

**Site Name:** RIDGLEA NORTH ADDITION-27-14R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,600

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,424

**Land Acres<sup>\*</sup>:** 0.4000

**Pool:** Y

<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:**

CYNIE YOUNGWIRTH FAMILY TRUST

**Primary Owner Address:**

6413 ROSEMONT AVE  
FORT WORTH, TX 76116-4404

**Deed Date:** 1/1/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

## 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	\$962,280	\$261,360	\$1,223,640	\$1,122,274
2024	\$648,868	\$261,360	\$910,228	\$910,228
2023	\$885,515	\$261,360	\$1,146,875	\$1,146,875
2022	\$721,643	\$261,360	\$983,003	\$983,003
2021	\$730,470	\$261,360	\$991,830	\$973,028
2020	\$623,211	\$261,360	\$884,571	\$884,571

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.