



**Address:** [6412 PARADISE VALLEY RD](#)  
**City:** FORT WORTH  
**Georeference:** 8672-1-23  
**Subdivision:** CRESCENT PLACE  
**Neighborhood Code:** 1H030B

**Latitude:** 32.7512106027  
**Longitude:** -97.2221279353  
**TAD Map:** 2084-392  
**MAPSCO:** TAR-080A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CRESCENT PLACE Block 1 Lot 23

**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:** 2007

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 41175255

**Site Name:** CRESCENT PLACE-1-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,353

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1205

**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:**

RIMAL RABI

RIMAL SUSMITA

**Primary Owner Address:**

6412 PARADISE VALLEY RD  
FORT WORTH, TX 76112

**Deed Date:** 5/25/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223092895](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VSP DALLAS LLC	12/27/2021	<a href="#">D221378628</a>		
MARTINEZ B BATCHELOR; MARTINEZ RACHEL	9/26/2012	<a href="#">D212240813</a>	0000000	0000000
FEDERAL NATIONAL MORTGAGE ASSOC	1/13/2012	<a href="#">D212013165</a>	0000000	0000000
COLONIAL SAVINGS FA	1/3/2012	<a href="#">D212004952</a>	0000000	0000000
EDGERSON BYRAN; EDGERSON YOLANDA	4/27/2007	<a href="#">D207152503</a>	0000000	0000000
HMH LIFESTYLES LP	11/7/2006	<a href="#">D206353738</a>	0000000	0000000
FW CRESCENT PLACE LOTS LP	11/7/2006	<a href="#">D206353737</a>	0000000	0000000
FINANCIAL SPECIALISTS INC	1/1/2006	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	\$366,740	\$15,750	\$382,490	\$382,490
2024	\$366,740	\$15,750	\$382,490	\$382,490
2023	\$362,317	\$15,750	\$378,067	\$378,067
2022	\$305,000	\$22,000	\$327,000	\$327,000
2021	\$239,181	\$22,000	\$261,181	\$258,089
2020	\$240,291	\$22,000	\$262,291	\$234,626

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.