



**Address:** [6445 PARADISE VALLEY RD](#)  
**City:** FORT WORTH  
**Georeference:** 8672-3-18  
**Subdivision:** CRESCENT PLACE  
**Neighborhood Code:** 1H030B

**Latitude:** 32.7519949761  
**Longitude:** -97.2217347243  
**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 3 Lot 18

**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:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$239,781

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

**Site Number:** 41175794

**Site Name:** CRESCENT PLACE-3-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,676

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**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:**

NGUYEN DIEP

NGUYEN LY

**Primary Owner Address:**

6445 PARADISE VALLEY RD  
FORT WORTH, TX 76112-7536

**Deed Date:** 10/22/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210268460](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KB HOME LONE STAR LP	7/21/2010	<a href="#">D210178171</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	\$224,100	\$15,681	\$239,781	\$239,781
2024	\$224,100	\$15,681	\$239,781	\$226,302
2023	\$229,754	\$15,681	\$245,435	\$205,729
2022	\$216,903	\$22,000	\$238,903	\$187,026
2021	\$148,024	\$22,000	\$170,024	\$170,024
2020	\$148,702	\$22,000	\$170,702	\$170,702

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.