



Address: [6453 PARADISE VALLEY RD](#)
City: FORT WORTH
Georeference: 8672-3-20
Subdivision: CRESCENT PLACE
Neighborhood Code: 1H030B

Latitude: 32.7523277675
Longitude: -97.2216162919
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 20

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: 2008

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$268,017

Protest Deadline Date: 5/24/2024

Site Number: 41175816

Site Name: CRESCENT PLACE-3-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,322

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

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:

ASARE ISAAC K

ASARE SELINA

Primary Owner Address:

6453 PARADISE VALLEY RD
FORT WORTH, TX 76112

Deed Date: 12/11/2015

Deed Volume:

Deed Page:

Instrument: [D215278678](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAYNES KRYSTLE R	7/25/2008	D208295611	0000000	0000000
HMH LIFESTYLES LP	6/6/2007	D207204675	0000000	0000000
FW CRESCENT PLACE LOTS LP	11/7/2006	D206353737	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 ⁺
2025	\$241,881	\$26,136	\$268,017	\$268,017
2024	\$241,881	\$26,136	\$268,017	\$265,551
2023	\$281,958	\$26,136	\$308,094	\$241,410
2022	\$265,991	\$22,000	\$287,991	\$219,464
2021	\$177,513	\$22,000	\$199,513	\$199,513
2020	\$177,513	\$22,000	\$199,513	\$199,513

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.