



# Tarrant Appraisal District Property Information | PDF Account Number: 42150327

#### Address: 6012 BRIDGECREEK WAY

City: WESTWORTH VILLAGE Georeference: 46452-F-4 Subdivision: WESTWORTH FALLS Neighborhood Code: 4C400A

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

## PROPERTY DATA

Legal Description: WESTWORTH FALLS Block F Lot 4 Jurisdictions:

WESTWORTH VILLAGE (032) 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: 2022 Personal Property Account: N/A

Agent: None Protest Deadline Date: 5/24/2024 Latitude: 32.7620846822 Longitude: -97.4171778266 TAD Map: 2024-396 MAPSCO: TAR-060U



Site Number: 800012001 Site Name: WESTWORTH FALLS F 4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,552 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,886 Land Acres<sup>\*</sup>: 0.2040 Pool: N

+++ Rounded.

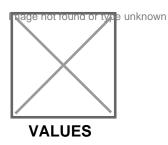
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

### Current Owner: BOHANAN STEPHAN E BOHANAN ADRIENNE

Primary Owner Address: 6012 BRIDGECREEK WAY WESTWORTH VILLAGE, TX 76114 Deed Date: 6/13/2023 Deed Volume: Deed Page: Instrument: D223104304

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHADDOCK HOMES LTD	2/12/2021	D221046028		
TF LAWRENCE FARM LLC	8/2/2016	FIX SOLE OWN		



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$549,543	\$200,000	\$749,543	\$749,543
2024	\$549,543	\$200,000	\$749,543	\$749,543
2023	\$183,203	\$200,000	\$383,203	\$383,203
2022	\$0	\$98,000	\$98,000	\$98,000
2021	\$0	\$101,500	\$101,500	\$101,500
2020	\$0	\$140,000	\$140,000	\$140,000

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.