



Address: [6033 WESTWORTH FALLS WAY](#)
City: WESTWORTH VILLAGE
Georeference: 46452-F-10
Subdivision: WESTWORTH FALLS
Neighborhood Code: 4C400A

Latitude: 32.7624583904
Longitude: -97.4183486169
TAD Map: 2024-396
MAPSCO: TAR-060U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTWORTH FALLS Block F
Lot 10

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: 2021
Personal Property Account: N/A
Agent: TEXAS TAX PROTEST (05909)
Protest Deadline Date: 5/24/2024

Site Number: 800012010
Site Name: WESTWORTH FALLS F 10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,119
Percent Complete: 100%
Land Sqft^{*}: 10,542
Land Acres^{*}: 0.2420
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:
VARTABEDIAN ROBERT ANTHONY
KLINGER-VERTABEDIAN LAUREL CAUTHERS
Primary Owner Address:
6033 WESTWORTH FALLS WAY
WESTWORTH VILLAGE, TX 76114

Deed Date: 11/5/2020
Deed Volume:
Deed Page:
Instrument: [D220288411](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TF LAWRENCE FARM LLC	8/2/2016	FIX SOLE OWN		



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	\$601,063	\$200,000	\$801,063	\$801,063
2024	\$601,063	\$200,000	\$801,063	\$801,063
2023	\$537,970	\$200,000	\$737,970	\$731,500
2022	\$465,000	\$200,000	\$665,000	\$665,000
2021	\$0	\$170,500	\$170,500	\$170,500
2020	\$0	\$129,500	\$129,500	\$129,500

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.