



LOCATION

Address: [6216 JUNEAU RD](#)
City: FORT WORTH
Georeference: 34420-27-11
Subdivision: RIDGMAR ADDITION
Neighborhood Code: 4C130G

Latitude: 32.7462948382
Longitude: -97.4197988713
TAD Map: 2024-392
MAPSCO: TAR-074C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGMAR ADDITION Block 27
Lot 11

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: 1966

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02441616

Site Name: RIDGMAR ADDITION-27-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,790

Percent Complete: 60%

Land Sqft^{*}: 18,400

Land Acres^{*}: 0.4224

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WEST FORK DEVELOPMENT LLC

Primary Owner Address:

3801 COCKRELL AVE
FORT WORTH, TX 76110

Deed Date: 8/15/2024

Deed Volume:

Deed Page:

Instrument: [D224147142](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANK OF NEW YORK MELLON	1/2/2024	D224004303		
BENSON JAMES;BENSON SUSAN;CRENSHAW AND ASSOCIATES LLC;DO NGUYEN	4/14/2022	D222109876		
BENSON JAMES;BENSON SUSAN	2/13/2003	00164270000205	0016427	0000205
BENSON SUSAN SANKARY	8/30/2000	00000000000000	0000000	0000000
UPTEGRAFT SUSAN SANKARY	8/29/2000	00145200000014	0014520	0000014
UPTEGRAFT NATHAN EST;UPTEGRAFT SUS	6/20/1994	00116280001539	0011628	0001539
DURHAM RUSSELL L	6/16/1994	00116280001532	0011628	0001532
TARRANT BANK	8/9/1991	00103500000502	0010350	0000502
WHITE JAMES K;WHITE JUDY R	8/24/1984	00079310001217	0007931	0001217
MURPHY JAMES A JR & WANDA E	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$477,420	\$300,000	\$777,420	\$777,420
2023	\$408,949	\$300,000	\$708,949	\$708,949
2022	\$397,081	\$300,000	\$697,081	\$637,154
2021	\$279,231	\$300,000	\$579,231	\$579,231
2020	\$304,028	\$300,000	\$604,028	\$604,028

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



There are no exemptions for this property

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.