



LOCATION

Address: [6314 WOODMONT CT](#)
City: FORT WORTH
Georeference: 47690-6-14A
Subdivision: WOODMONT ADDITION
Neighborhood Code: A4S010G

Latitude: 32.6524827161
Longitude: -97.3580565808
TAD Map: 2042-356
MAPSCO: TAR-090X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODMONT ADDITION Block 6
Lot 14A

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: 1983

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 04456610
Site Name: WOODMONT ADDITION-6-14A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,124
Percent Complete: 100%
Land Sqft^{*}: 3,180
Land Acres^{*}: 0.0730
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:

NAZARIAN JALAL & LOUISE FAMILY TRUST

Primary Owner Address:

4054 STRAWBERRY PL
ENCINO, CA 91436

Deed Date: 3/30/2015
Deed Volume:
Deed Page:
Instrument: [D215063415](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUNSET REAL EST HOLDINGS LLC	3/19/2013	D213072892	0000000	0000000
MENEGAY CHRISTOPHER	10/29/2010	D210273082	0000000	0000000
AMP REAL ESTATE LP	7/30/2010	D210191835	0000000	0000000
WELLS FARGO BANK	6/1/2010	D210131299	0000000	0000000
PATEL NAVANIT	11/9/2002	00161460000003	0016146	0000003
DUNN ROBERT J	12/10/1990	00101270001175	0010127	0001175
SHERRY LANE NATIONAL BANK	6/2/1987	00089620000088	0008962	0000088
FOLLETT DANIEL R	6/21/1985	00089510000597	0008951	0000597
TEXAS INVESTMENT	6/20/1985	00082200002253	0008220	0002253
YOUNGBLOOD W L	12/29/1983	00077020000656	0007702	0000656
YOUNGBLOOD BUILDERS INC	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	\$144,581	\$17,500	\$162,081	\$162,081
2023	\$156,325	\$17,500	\$173,825	\$173,825
2022	\$112,456	\$17,500	\$129,956	\$129,956
2021	\$95,939	\$17,500	\$113,439	\$113,439
2020	\$78,659	\$17,500	\$96,159	\$96,159

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.