



**Address:** [6917 CULVER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34400-10-1  
**Subdivision:** RIDGLEA SOUTH ADDITION  
**Neighborhood Code:** 4R003C

**Latitude:** 32.705086175  
**Longitude:** -97.4324898928  
**TAD Map:** 2018-376  
**MAPSCO:** TAR-074W



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

## PROPERTY DATA

**Legal Description:** RIDGLEA SOUTH ADDITION  
Block 10 Lot 1

**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:** 1963

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02426005

**Site Name:** RIDGLEA SOUTH ADDITION-10-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,647

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,600

**Land Acres<sup>\*</sup>:** 0.2892

**Pool:** N

<sup>+++</sup> Rounded.

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



### OWNER INFORMATION

**Current Owner:**

SOTO OCTAVIANO  
SOTO DELILAH

**Primary Owner Address:**

6917 CULVER AVE  
FORT WORTH, TX 76116

**Deed Date:** 9/13/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218205248](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORPORATION	9/13/2018	<a href="#">D218205247</a>		
GHANADIAN MICHAEL;GHANADIAN STEPHANIE	12/1/2016	<a href="#">D216283547</a>		
KINCHELOE GLENDA	11/2/2016	<a href="#">D216283546</a>		
CHASE JACKIE D	6/10/2015	<a href="#">D215129497</a>		
CHASE JACK;CHASE NORMA	6/10/2014	<a href="#">D205061247</a>		
KINCHELOE GLENDA SUE	6/9/2014	<a href="#">D214121014</a>	0000000	0000000
CHASE JACK;CHASE NORMA	11/19/2004	<a href="#">D205061247</a>	0000000	0000000
KINCHELOE ROY D	12/5/1997	00130070000151	0013007	0000151
WATSON JEANEAN L	8/26/1986	00021400000000	0002140	0000000
WATSON JENEAN LANIER	4/25/1985	00081610000568	0008161	0000568
CHARLES M LANIER	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$254,000	\$110,000	\$364,000	\$364,000
2023	\$204,127	\$110,000	\$314,127	\$314,127
2022	\$180,077	\$110,000	\$290,077	\$290,077
2021	\$158,367	\$110,000	\$268,367	\$268,367
2020	\$115,602	\$110,000	\$225,602	\$225,602

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.