LOCATION

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 03613763

Address: 6004 LANTANA LN

City: FORT WORTH

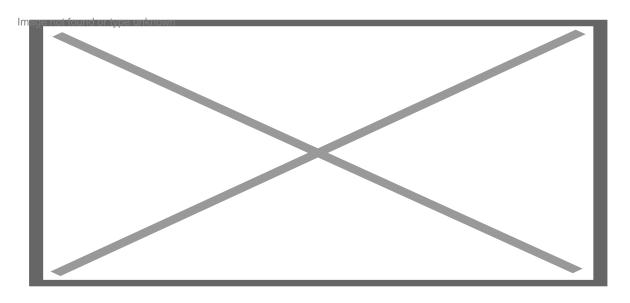
Georeference: 47525-16-13

Subdivision: WOODHAVEN CNTRY CLUB ESTATES

Neighborhood Code: 1H020A

Latitude: 32.7710952578 Longitude: -97.227537214 **TAD Map: 2078-400** MAPSCO: TAR-065R





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

## PROPERTY DATA

Legal Description: WOODHAVEN CNTRY CLUB

ESTATES Block 16 Lot 13

Jurisdictions:

Year Built: 1984

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

CITY OF FORT WORTH (026) **Site Number:** 03613763

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: WOODHAVEN CNTRY CLUB ESTATES-16-13

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 3,121 State Code: A Percent Complete: 100%

> Land Sqft\*: 15,576 Land Acres\*: 0.3575

Personal Property Account: N/A

Pool: N

Agent: None

03-20-2025 Page 1

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



## **OWNER INFORMATION**

Current Owner:

BROWN C

Primary Owner Address:

Deed Date: 1/17/2006

Deed Volume: 0000000

Deed Page: 0000000

| Previous Owners                    | Date       | Instrument     | Deed Volume | Deed Page |
|------------------------------------|------------|----------------|-------------|-----------|
| BROWN-BREZINA CHRISTINE            | 2/8/2005   | 00000000000000 | 0000000     | 0000000   |
| BREZINA CHRISTINE F;BREZINA R W    | 11/24/1992 | 00108680002264 | 0010868     | 0002264   |
| PRUDENTIAL RELOCATION MGT          | 3/16/1992  | 00108680002260 | 0010868     | 0002260   |
| FITZWATER ALAN MCKENZIE            | 4/27/1990  | 00099100001124 | 0009910     | 0001124   |
| FITZWATER ALAN M;FITZWATER JANET C | 11/2/1984  | 00079980001273 | 0007998     | 0001273   |
| STEPHENSON JAN;STEPHENSON PHILLIP  | 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.

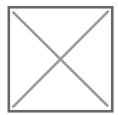
| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$294,052          | \$52,500    | \$346,552    | \$306,533        |
| 2023 | \$279,106          | \$52,500    | \$331,606    | \$278,666        |
| 2022 | \$283,111          | \$22,500    | \$305,611    | \$253,333        |
| 2021 | \$244,733          | \$22,500    | \$267,233    | \$230,303        |
| 2020 | \$210,902          | \$22,500    | \$233,402    | \$209,366        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

03-20-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

03-20-2025 Page 3