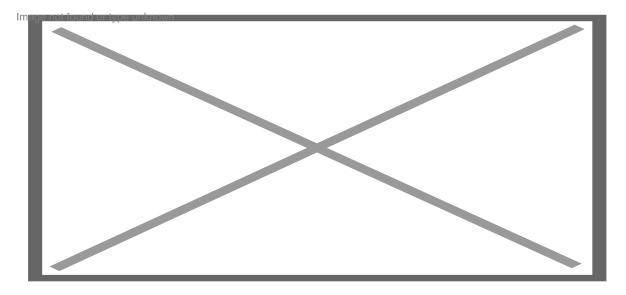


Tarrant Appraisal District Property Information | PDF Account Number: 04220706

Address: 6712 CHARBONNEAU RD

City: LAKE WORTH Georeference: A1552-2PPP Subdivision: TOWNSEND, MOSES SURVEY Neighborhood Code: 2N060B Latitude: 32.8107269768 Longitude: -97.435879995 TAD Map: 2018-416 MAPSCO: TAR-046W





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

PROPERTY DATA

Legal Description: TOWNSEND, MOSES SURVEY Abstract 1552 Tract 2PPP

Jurisdictions:

CITY OF LAKE WORTH (016) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) LAKE WORTH ISD (910)

State Code: A

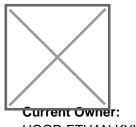
Year Built: 1950 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 04220706 Site Name: TOWNSEND, MOSES SURVEY-2PPP Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,369 Percent Complete: 100% Land Sqft^{*}: 11,561 Land Acres^{*}: 0.2654 Pool: N

+++ Rounded.

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

OWNER INFORMATION





HOOD ETHAN KYLE

Primary Owner Address: 6712 CHARBONNEAU RD FORT WORTH, TX 76135 Deed Date: 4/9/2020 Deed Volume: Deed Page: Instrument: D220119642

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOOD RICKY LEAMON	6/3/2004	D204188923	000000	0000000
HOOD BETTY J	6/4/2003	000000000000000000000000000000000000000	000000	0000000
HOOD L F EST	12/31/1900	000000000000000000000000000000000000000	000000	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	\$176,140	\$36,561	\$212,701	\$212,701
2023	\$190,098	\$35,000	\$225,098	\$203,645
2022	\$150,132	\$35,000	\$185,132	\$185,132
2021	\$130,441	\$35,000	\$165,441	\$165,441
2020	\$106,678	\$35,000	\$141,678	\$88,579

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.