



**Address:** [6130 OAKLAND HILLS DR](#)  
**City:** FORT WORTH  
**Georeference:** 47525-5-7R  
**Subdivision:** WOODHAVEN CNTRY CLUB ESTATES  
**Neighborhood Code:** APT-Woodhaven

**Latitude:** 32.762183685  
**Longitude:** -97.2249613176  
**TAD Map:** 2084-396  
**MAPSCO:** TAR-065V



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

## PROPERTY DATA

**Legal Description:** WOODHAVEN CNTRY CLUB ESTATES Block 5 Lot 7R

**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:** BC

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** ALLIANCE TAX ADVISORS (00745)

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

**Site Number:** 80428509  
**Site Name:** CASA VILLA  
**Site Class:** APTIndMtr - Apartment-Individual Meter  
**Parcels:** 1  
**Primary Building Name:** CASA VILLA / 04855280  
**Primary Building Type:** Multi-Family  
**Gross Building Area<sup>+++</sup>:** 132,800  
**Net Leasable Area<sup>+++</sup>:** 119,592  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 219,107  
**Land Acres<sup>\*</sup>:** 5.0300  
**Pool:** Y

<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:**

AIC CASA VILLA LLC  
CASA VILLA TIC BC LLC  
CASA VILLA TIC ML LLC

**Deed Date:** 9/12/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222226191](#)

**Primary Owner Address:**

1395 BRICKELL AVE SUITE 690  
MIAMI, FL 33131

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DSI-HGA, LLC	11/8/2017	<a href="#">D217260091</a>		
6130 OAKLAND HILLS LP	4/30/2015	<a href="#">D215089348</a>		
SP4 INVESTMENTS LLC	6/7/2013	<a href="#">D213157103</a>	0000000	0000000
CRV CLASSIC PROP CASA VILLA	1/15/2009	<a href="#">D209011758</a>	0000000	0000000
SUMMIT AT WOODHAVEN LLC	6/23/1997	00128100000287	0012810	0000287
VESS VENTURES INC	2/24/1992	00105470001833	0010547	0001833
FEDERAL S & L INS CORP THE	6/6/1989	00096110000825	0009611	0000825
WOODHAVEN CROSSING ASSOCIATES	1/5/1982	00072310000495	0007231	0000495
KIDD DEVELOPMENT CO 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	\$14,233,126	\$766,874	\$15,000,000	\$15,000,000
2023	\$14,233,126	\$766,874	\$15,000,000	\$15,000,000
2022	\$11,549,626	\$766,874	\$12,316,500	\$12,316,500
2021	\$8,533,126	\$766,874	\$9,300,000	\$9,300,000
2020	\$8,533,126	\$766,874	\$9,300,000	\$9,300,000



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

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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.