

# PGA ALBERT ANGARITA



#### 6713 Nauert Road, Forest Hill, Texas 76140

MLS#: 21003956 \$ Active \$299,999 6713 Nauert Road Forest Hill, TX 76140-1330 SubType: Unimproved Land **OLP:** \$300,000 Property Type: Land

Recent: 07/29/2025 : DOWN : \$300,000->\$299,999

**Lst \$/Acre:** \$294,694.50

Subdivision: Abstract 1375, Tract 29F & 42I

Lake Name: County: Tarrant Country: United States

Parcel ID: Plan Dylpm: 04151712

**Lot:** 29,42 MultiPrcl: No MUD Dst: No Block: 29,42 Legal: SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375

**Unexmpt Tx:** \$2,176

Spcl Tax Auth: PID:No

Land SqFt: 44,344 \$/Lot SaFt: Acres: 1.018 \$6.77 Subdivided: Appraisr: No Lot Dimen: Will Subdv: Yes

HOA:

**HOA Website: HOA Management Email:** 

**General Information** 

AG Exemption: No # Wells: **Bottom Land Ac:** 

HOA Co:

TEXAVA

**School Information** 

School Dist: Fort Worth ISD

Elementary: Middle: Forest Oak High: Sellers Wyatt Od

**Features** 

Restrictions:

Easements:

Type of Fence:

**Exterior Bldgs:** 

Road Frontage:

Lot Description: Acreage Lot Size/Acres: 1 to < 3 Acres **Present Use:** Unimproved **Zoning Info:** 

Zoned For Residential **Development:** Utilities Installed, Zoned Street/Utilities: City Water, Electricity Available

**Road Surface:** Asphalt

**Prop Finance:** Cash, Contact Agent, Conventional, FHA, USDA

Loan, VA Assumable, VA Loan, Other

Deed

Partial

Access, Electric

**Surface Rights:** Possession: Closing/Funding

Remarks

**Property** Description: Investor Special: Welcome to 6713 Nauert, a rare opportunity in a growing pocket of North Texas. Sitting on a generous lot, this property offers the unique advantage of being subdividable—unlocking the potential to build two separate residences. Whether you're a developer looking to maximize value, a homeowner dreaming of a custom build with income potential, or an investor ready to capitalize on the area's momentum, this is your blank slate. The existing structure offers immediate usability or rental income while you plan, but the true value lies in the land and the flexibility it offers. Utilities are available, and the location is ideal—offering quick access to major roads, schools, and shopping. Zoned for residential use, this is your chance to create, build, and profit.

**Public Driving** Corner Lot

**Directions:** 

Seller Concessions YN:No

Agent/Office Information

**CDOM:** 12 **DOM:** 12 **LD:** 07/17/2025 **XD:** 09/30/2025

List Type: Exclusive Right To Sell

List Off: LO Fax: Brk Lic: 9010374 Amazing Brokerage, LLC (AMAB01) 469-847-3753 5 Cowboys Way Suite 300 Frisco, Texas 75034 LO Email: andy@irn.email LO Addr:

List Aat: Alberto Angarita (0773351) 972-369-2502 LA Cell: LA Fax:

LA Email: LA Othr: LA/LA2 Texting: Yes/No angaritabusiness@gmail.com LO Sprvs: Alberto Angarita (0773351) 469-847-

LA Website:

**Showing Information** 

Call: Appt: Owner Name: Onesimo Torres Keybox Type: None Kevbox #: 0000 Seller Type: Standard/Individual

Show Instr: Showing:

Surveillance Devices Present: Audio, Video Consent for Visitors to Record: Audio, Video

Prepared By: Alberto Angarita Amazing Brokerage, LLC on 07/29/2025 03:09

**Owner Information** 

Owner Name: **Torres Onesimo** Mailing Address: 5800 Crawford Ln Tax Billing City & State: Forest Hill Tx Tax Billing Zip: 76119 Tax Billing Zip+4: 6848 Owner Occupied:

## **Location Information**

Location City:Forest HillSchool District:Fort Worth ISDSchool District Code:Fort Worth ISDMLS Area:106MLS Sub Area:5Census Tract:111102Parcel Comments:R

#### **Tax Information**

 Tax ID:
 04151712
 Alternate Tax ID:
 A137529F20

 Parcel ID:
 04151712
 Lot:
 29,42

 Block:
 29,42

Legal Description: SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 29F & 42I

#### **Assessment & Taxes**

Assessment Year	2024	2023	2022	
Assessed Value - Total	\$95,900	\$95,720	\$60,360	
Assessed Value - Land	\$95,900	\$95,720	\$60,360	
YOY Assessed Change (\$)	\$180	\$35,360		
YOY Assessed Change (%)	0%	59%		
Market Value - Total	\$95,900	\$95,720	\$60,360	
Market Value - Land	\$95,900	\$95,720	\$60,360	
Tax Year	2024	2023	2022	
Total Tax	\$2,175.76	\$2,189.76	\$1,655.69	
Change (\$)	-\$14	\$534		
Change (%)	-1%	32%		
Jurisdiction	Tax Type	Tax Amount	Tax Rate	
Tarrant County	Actual	\$180	.1875	
City Of Forest Hill	Actual	\$694	.72409	
ISD - Fort Worth	Actual	\$1,019	1.0624	
Tarrant County Hosp Dist	Actual	\$175	.1825	
Tarrant County College Dist	Actual	\$108	.11228	

#### Characteristics

 Land Use - Corelogic:
 Residential Acreage
 Land Use - County:
 Vacnt-Platted-Lot-Res

 Estimated Lot Acres:
 1.018
 Estimated Lot Sq Ft:
 44,344

 Water:
 TYPE UNKNOWN
 Garage Capacity:
 0













# **Listing History from MLS**

MLS #: 21003956 Active

6713 Nauert Rd Forest Hill

Prop Type: LAND

100	TEXAVA
	1,018 AC
6717 @	SUB- DIVIDE VERFES
	Registration of the control of the c
	-

Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
ListPrice	07/29/25	07/29/25	03:08 AM	\$300,000	\$299,999	12
MIsStatus	07/17/25	07/17/25	04:46 PM		ACT	

## **Sale History from Public Records**

Rec. Date Nominal	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Document #	Document Type
08/22/96	Allen Ronnie		Hud-Housing/Urban	12483-2378	Special Warranty Deed
			Development		
				12028-2084	Deed (Reg)



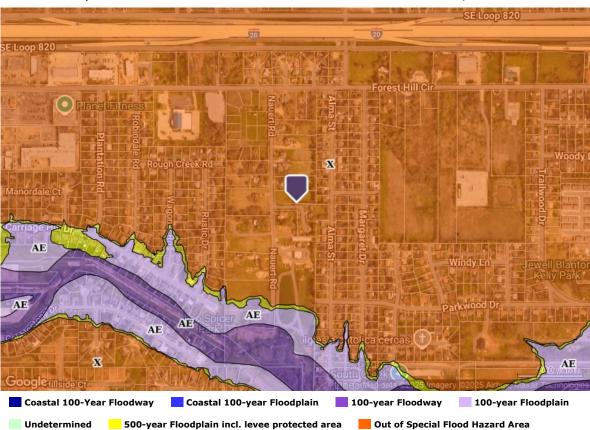




Flood Zone Code: Special Flood Hazard Area (SFHA):

Flood Zone Date: 03/21/2019 48439C0320L Flood Zone Panel:

Flood Code Description: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.



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