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**Address:** [6109 MEREDITH LN](#)  
**City:** EDGECLIFF VILLAGE  
**Georeference:** 10920-17-12  
**Subdivision:** EDGECLIFF ADDITION  
**Neighborhood Code:** 4S240D

**Latitude:** 32.6556730973  
**Longitude:** -97.3375119822  
**TAD Map:** 2048-356  
**MAPSCO:** TAR-090Z



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

## PROPERTY DATA

**Legal Description:** EDGECLIFF ADDITION Block 17  
Lot 12

**Jurisdictions:**

- EDGECLIFF VILLAGE (008)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**Site Number:** 00801607  
**Site Name:** EDGECLIFF ADDITION-17-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,988  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,213  
**Land Acres<sup>\*</sup>:** 0.3033  
**Pool:** Y

**State Code:** A

**Year Built:** 1975

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

<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

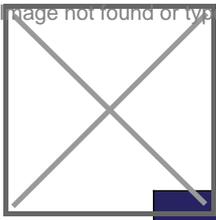
**Current Owner:**

CHANNELL BENJAMIN E  
CHANNELL CAND

**Primary Owner Address:**

6109 MEREDITH LN  
FORT WORTH, TX 76134-2510

**Deed Date:** 5/19/1997  
**Deed Volume:** 0012776  
**Deed Page:** 0000481  
**Instrument:** 00127760000481



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORD JANE A;FORD TONY J	7/12/1994	00116540002254	0011654	0002254
DENT SANDRA LEE	5/1/1985	00081670001238	0008167	0001238
JOHN N DENT	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	\$236,864	\$45,000	\$281,864	\$281,864
2024	\$236,864	\$45,000	\$281,864	\$281,864
2023	\$246,915	\$45,000	\$291,915	\$275,085
2022	\$211,997	\$45,000	\$256,997	\$250,077
2021	\$182,343	\$45,000	\$227,343	\$227,343
2020	\$183,798	\$45,000	\$228,798	\$225,311

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.