



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



Google Map or type unknown

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)

State Code: A

Year Built: 1975

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00801607

Site Name: EDGECLIFF ADDITION-17-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,988

Percent Complete: 100%

Land Sqft^{*}: 13,213

Land Acres^{*}: 0.3033

Pool: Y

⁺⁺⁺ Rounded.

^{*} 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 ⁺
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.