



**Address:** [6917 KNOB HILL RD](#)  
**City:** FOREST HILL  
**Georeference:** 17780-12-21  
**Subdivision:** HERITAGE ADDITION-FOREST HILL  
**Neighborhood Code:** 1H060F

**Latitude:** 32.6550328103  
**Longitude:** -97.2770257271  
**TAD Map:** 2066-356  
**MAPSCO:** TAR-092Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE ADDITION-FOREST  
HILL Block 12 Lot 21

**Jurisdictions:**

CITY OF FOREST HILL (010)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1972

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$178,316

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

**Site Number:** 01204122

**Site Name:** HERITAGE ADDITION-FOREST HILL-12-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,407

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,880

**Land Acres<sup>\*</sup>:** 0.2038

**Pool:** N

<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:**

FRANKLIN HAROLD  
FRANKLIN NORMA J

**Primary Owner Address:**

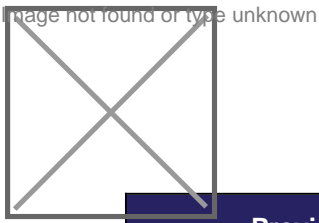
6917 KNOB HILL RD  
FORT WORTH, TX 76140

**Deed Date:** 5/2/1990

**Deed Volume:** 0009920

**Deed Page:** 0001021

**Instrument:** 00099200001021



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	8/3/1988	00094940001611	0009494	0001611
GULF COAST INVESTMENT CORP	8/2/1988	00093500000864	0009350	0000864
WADE LINDA J	7/29/1983	00075700000268	0007570	0000268
DAVID L CHAMBERLAIN	7/1/1983	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	\$151,676	\$26,640	\$178,316	\$165,393
2024	\$151,676	\$26,640	\$178,316	\$150,357
2023	\$140,973	\$26,640	\$167,613	\$136,688
2022	\$125,271	\$10,000	\$135,271	\$124,262
2021	\$106,643	\$10,000	\$116,643	\$112,965
2020	\$135,881	\$10,000	\$145,881	\$102,695

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.