



Address: [8620 CANYON CREST RD](#)
City: FORT WORTH
Georeference: 23120-14-7
Subdivision: LAKE COUNTRY ESTATES ADDITION
Neighborhood Code: 2N400W

Latitude: 32.8803073099
Longitude: -97.4417924132
TAD Map: 2012-440
MAPSCO: TAR-032J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE COUNTRY ESTATES
ADDITION Block 14 Lot 7

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

Site Number: 01531239
Site Name: LAKE COUNTRY ESTATES ADDITION-14-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,532
Percent Complete: 100%
Land Sqft^{*}: 12,805
Land Acres^{*}: 0.2939
Pool: Y

State Code: A
Year Built: 1984
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$512,268
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KENNEDY JOHN S
KENNEDY ANGELA N
Primary Owner Address:
8620 CANYON CREST RD
FORT WORTH, TX 76179-3101

Deed Date: 9/3/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204289838](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRUDENTAIL RESIDENTIAL SVCS LP	8/21/2004	D204289837	0000000	0000000
ABBOTT CHRISTINE A;ABBOTT KEITH	9/13/2002	00159890000280	0015989	0000280
KLINE EMILY;KLINE ROBERT	3/19/1985	00081220001456	0008122	0001456
PRIME COMMERCIAL PROP INC	5/14/1984	00078270002024	0007827	0002024
DON CHAMBLESS	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	\$422,268	\$90,000	\$512,268	\$445,086
2024	\$422,268	\$90,000	\$512,268	\$404,624
2023	\$505,253	\$60,000	\$565,253	\$367,840
2022	\$367,992	\$60,000	\$427,992	\$334,400
2021	\$244,000	\$60,000	\$304,000	\$304,000
2020	\$244,000	\$60,000	\$304,000	\$304,000

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

- 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.