



**Address:** [6267 CANYON CIR](#)  
**City:** FORT WORTH  
**Georeference:** 47690-9-15  
**Subdivision:** WOODMONT ADDITION  
**Neighborhood Code:** 4S120T

**Latitude:** 32.6530701257  
**Longitude:** -97.3551648073  
**TAD Map:** 2042-356  
**MAPSCO:** TAR-090X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODMONT ADDITION Block 9  
Lot 15

**Jurisdictions:**

CITY OF FORT WORTH (026)  
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:** 1984

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 03650251

**Site Name:** WOODMONT ADDITION-9-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,439

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

LEACH BERT

**Primary Owner Address:**

3907 ECHO GROVE LN  
HOUSTON, TX 77043

**Deed Date:** 4/13/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223064136](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN DANIEL C	12/17/1998	00135770000256	0013577	0000256
BELL JAMES ALAN	1/11/1985	00080570001581	0008057	0001581
GEMCRAFT HOMES INC	12/28/1984	00080460001394	0008046	0001394
R N HORTON INC	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	\$168,040	\$35,000	\$203,040	\$203,040
2024	\$176,500	\$35,000	\$211,500	\$211,500
2023	\$176,377	\$35,000	\$211,377	\$170,844
2022	\$157,060	\$35,000	\$192,060	\$155,313
2021	\$122,359	\$35,000	\$157,359	\$141,194
2020	\$127,961	\$35,000	\$162,961	\$128,358

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

There are no exemptions for this property

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.