



# Tarrant Appraisal District Property Information | PDF Account Number: 04992725

#### Address: 6116 NORTH RIDGE RD

City: FORT WORTH Georeference: 16280-9-8A Subdivision: GREENFIELD ACRES ADDITION-FW Neighborhood Code: 2N040N Latitude: 32.8314312895 Longitude: -97.4156756116 TAD Map: 2024-420 MAPSCO: TAR-046L



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

## PROPERTY DATA

Legal Description: GREENFIELD ACRES ADDITION-FW Block 9 Lot 8A	
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) State Code: A Year Built: 1983 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$298,772 Protest Deadline Date: 5/24/2024	Site Number: 04992725 Site Name: GREENFIELD ACRES ADDITION-FW-9-8A Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size <sup>+++</sup> : 1,625 Percent Complete: 100% Land Sqft <sup>*</sup> : 17,598 Land Acres <sup>*</sup> : 0.4040 Pool: N

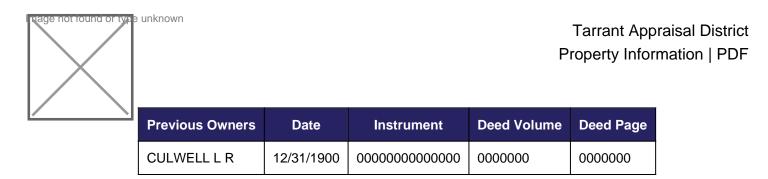
#### +++ Rounded.

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

## **OWNER INFORMATION**

Current Owner: CANUP LEONARD CANUP LYNN Primary Owner Address: 6116 N RIDGE RD FORT WORTH, TX 76135-1342

Deed Date: 5/13/1983 Deed Volume: 0007510 Deed Page: 0000603 Instrument: 00075100000603



## 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	\$253,896	\$44,876	\$298,772	\$298,772
2024	\$253,896	\$44,876	\$298,772	\$279,761
2023	\$248,998	\$34,000	\$282,998	\$254,328
2022	\$212,162	\$34,000	\$246,162	\$231,207
2021	\$189,660	\$34,000	\$223,660	\$210,188
2020	\$163,891	\$34,000	\$197,891	\$191,080

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.