



**Address:** [6828 EGAN WAY](#)  
**City:** FORT WORTH  
**Georeference:** 40685-126-8  
**Subdivision:** SUMMERFIELDS ADDITION  
**Neighborhood Code:** 3K400L

**Latitude:** 32.867284485  
**Longitude:** -97.3022920508  
**TAD Map:** 2060-436  
**MAPSCO:** TAR-035V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUMMERFIELDS ADDITION  
Block 126 Lot 8

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05464471

**Site Name:** SUMMERFIELDS ADDITION-126-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,448

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,363

**Land Acres<sup>\*</sup>:** 0.1460

**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:**

TRAN CHRISTOPHER L

**Primary Owner Address:**

6828 EGAN WAY  
FORT WORTH, TX 76137

**Deed Date:** 1/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217009049](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN CHRISTOPHER;TRAN JENNIFER L	8/26/2013	<a href="#">D213228158</a>	0000000	0000000
FARLEY ANDREW D;FARLEY TARA A	1/31/2002	00154440000284	0015444	0000284
KIRK DAVID M;KIRK NINA R	11/20/1989	00097680000563	0009768	0000563
ADMINISTRATOR VETERAN AFFAIRS	6/8/1989	00096270000633	0009627	0000633
TEXAS AMER BNK/FT WORTH NA TR	6/7/1989	00000000000000	0000000	0000000
BRADTMUELLER DENISE;BRADTMUELLER PAUL	8/20/1985	00082820001997	0008282	0001997
MEARL MCBEE BLDR INC	6/18/1985	00082160000960	0008216	0000960
CAMBRIDGE COMPANIES INC	1/1/1984	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	\$164,000	\$55,000	\$219,000	\$219,000
2024	\$183,000	\$55,000	\$238,000	\$238,000
2023	\$220,942	\$55,000	\$275,942	\$217,419
2022	\$180,029	\$40,000	\$220,029	\$197,654
2021	\$163,591	\$40,000	\$203,591	\$179,685
2020	\$135,583	\$40,000	\$175,583	\$163,350

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.