



**Address:** [6613 CANYON OAK DR](#)  
**City:** FORT WORTH  
**Georeference:** 40897C-1-15  
**Subdivision:** SUNSET OAKS ADDITION  
**Neighborhood Code:** 1H020D

**Latitude:** 32.7752983254  
**Longitude:** -97.2165602918  
**TAD Map:** 2084-400  
**MAPSCO:** TAR-066N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNSET OAKS ADDITION Block  
1 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:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06833063

**Site Name:** SUNSET OAKS ADDITION-1-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,844

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,137

**Land Acres<sup>\*</sup>:** 0.1638

**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:**

SHRESTHA OMESHWOR  
SHRESTHA RITU K

**Primary Owner Address:**

6613 CANYON OAK DR  
FORT WORTH, TX 76112

**Deed Date:** 11/9/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215262235](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VELASQUEZ FRANCISCO J	11/14/2001	00153550000109	0015355	0000109
KB HOME LONE STAR LP	1/17/2001	00147050000297	0014705	0000297
KARUFMAN & BROAD LONE STAR LP	8/30/1999	00139930000394	0013993	0000394
ACACIA TEXAS LP	8/26/1998	00133870000543	0013387	0000543
KAUFMAN & BROAD OF TEXAS LTD	4/16/1998	00131930000034	0013193	0000034
TANDEM RESOURCES INC	1/1/1995	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	\$214,481	\$50,000	\$264,481	\$264,481
2024	\$214,481	\$50,000	\$264,481	\$264,481
2023	\$252,714	\$50,000	\$302,714	\$249,757
2022	\$211,507	\$20,000	\$231,507	\$227,052
2021	\$188,163	\$20,000	\$208,163	\$206,411
2020	\$167,646	\$20,000	\$187,646	\$187,646

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.