



Address: [6620 CANYON OAK DR](#)
City: FORT WORTH
Georeference: 40897C-3-3
Subdivision: SUNSET OAKS ADDITION
Neighborhood Code: 1H020D

Latitude: 32.7747526782
Longitude: -97.2159551535
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
3 Lot 3

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: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$253,362

Protest Deadline Date: 5/24/2024

Site Number: 06833551
Site Name: SUNSET OAKS ADDITION-3-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,769
Percent Complete: 100%
Land Sqft^{*}: 7,419
Land Acres^{*}: 0.1703
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:
WAYSTAR HOLDINGS LLC
Primary Owner Address:
1900 EX ETER RD #210
GERMANTOWN, TN 38138

Deed Date: 1/23/2025
Deed Volume:
Deed Page:
Instrument: [D225012842](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REI NATION LLC	10/31/2024	D224195990		
HEMPHILL CHERYL C	10/30/2000	00146340000292	0014634	0000292
KBONE INC	8/13/1998	00133720000118	0013372	0000118
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 ⁺
2025	\$203,362	\$50,000	\$253,362	\$253,362
2024	\$203,362	\$50,000	\$253,362	\$235,323
2023	\$239,552	\$50,000	\$289,552	\$213,930
2022	\$200,581	\$20,000	\$220,581	\$194,482
2021	\$178,506	\$20,000	\$198,506	\$176,802
2020	\$159,105	\$20,000	\$179,105	\$160,729

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.