



Address: [6741 CAMBRIAN WAY](#)
City: FORT WORTH
Georeference: 14566-D-11
Subdivision: FOSSIL PARK ADDITION
Neighborhood Code: 3K400C

Latitude: 32.865778634
Longitude: -97.3069032285
TAD Map: 2054-436
MAPSCO: TAR-035U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSSIL PARK ADDITION Block
D Lot 11

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: 1997
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 06883591
Site Name: FOSSIL PARK ADDITION-D-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,271
Percent Complete: 100%
Land Sqft^{*}: 8,518
Land Acres^{*}: 0.1955
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:
MCKENZIE JOSEPH AARON
MCKENZIE COURTNEY BETH
Primary Owner Address:
6741 CAMBRIAN WAY
FORT WORTH, TX 76137

Deed Date: 7/20/2022
Deed Volume:
Deed Page:
Instrument: [D222184867](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMPSON AMANDA;THOMPSON SETH A	4/15/2016	D216078882		
FRIEND CLAYTON B;FRIEND TRICIA	6/14/2012	D212146446	0000000	0000000
BEHRINGER KEVIN ARCHE;BEHRINGER STEVE	5/1/2012	D212118819	0000000	0000000
SESSIONS MARY	12/18/1997	00130210000276	0013021	0000276
CONTINENTAL HOMES OF DALLAS	3/4/1997	00126920002095	0012692	0002095
FOSSIL PARK JV	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	\$262,001	\$60,000	\$322,001	\$322,001
2024	\$262,001	\$60,000	\$322,001	\$322,001
2023	\$280,575	\$60,000	\$340,575	\$340,575
2022	\$214,659	\$60,000	\$274,659	\$267,243
2021	\$190,623	\$60,000	\$250,623	\$242,948
2020	\$160,862	\$60,000	\$220,862	\$220,862

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)
- DISABLED VET 50 to 69 PCT 11.22

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.