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Address: [6731 CANYON CREST DR](#)
City: FORT WORTH
Georeference: 20717-21-18
Subdivision: HULEN BEND ESTATES ADDITION
Neighborhood Code: 4S130G

Latitude: 32.6512046134
Longitude: -97.4105708257
TAD Map: 2024-356
MAPSCO: TAR-102D



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

PROPERTY DATA

Legal Description: HULEN BEND ESTATES
ADDITION Block 21 Lot 18

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$470,803

Protest Deadline Date: 5/24/2024

Site Number: 06888828

Site Name: HULEN BEND ESTATES ADDITION-21-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,256

Percent Complete: 100%

Land Sqft^{*}: 10,206

Land Acres^{*}: 0.2342

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KLAS JASON

KLAS ANN

Primary Owner Address:

6731 CANYON CREST DR
FORT WORTH, TX 76132

Deed Date: 7/29/2020

Deed Volume:

Deed Page:

Instrument: [D220187314](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAX CLINTON	12/5/2016	D216283239		
LAX ANNA VAGHAN	12/22/2003	D203474620	0000000	0000000
DEVORE SHERYL;DEVORE STEVEN	4/15/1999	00137760000086	0013776	0000086
WEEKLEY HOMES LP	11/10/1998	00135160000739	0013516	0000739
LUMBERMENS INVESTMENT CORP	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	\$420,803	\$50,000	\$470,803	\$470,803
2024	\$420,803	\$50,000	\$470,803	\$467,007
2023	\$422,772	\$50,000	\$472,772	\$424,552
2022	\$348,745	\$50,000	\$398,745	\$385,956
2021	\$300,869	\$50,000	\$350,869	\$350,869
2020	\$277,383	\$50,000	\$327,383	\$327,383

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.