



Address: [6603 CANYON CREST DR](#)
City: FORT WORTH
Georeference: 20717-21-30
Subdivision: HULEN BEND ESTATES ADDITION
Neighborhood Code: 4S130G

Latitude: 32.6528440669
Longitude: -97.4086386234
TAD Map: 2024-356
MAPSCO: TAR-088Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HULEN BEND ESTATES
ADDITION Block 21 Lot 30

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: 1999

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS, INC (00344)

Protest Deadline Date: 5/24/2024

Site Number: 06888941

Site Name: HULEN BEND ESTATES ADDITION-21-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,207

Percent Complete: 100%

Land Sqft^{*}: 9,324

Land Acres^{*}: 0.2140

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:

REARDON CHRISTOPHER SCOTT

Primary Owner Address:

6603 CANYON CREST DR
FORT WORTH, TX 76132

Deed Date: 6/9/2021

Deed Volume:

Deed Page:

Instrument: [D221166078](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALDERON CARLOS;CALDERON DESIREE	1/4/2016	D216001100		
HEB HOMES LLC	6/29/2015	D215151744		
SUN & STARS INC	6/29/2015	D215148229		
GOMEZ VICTORIA A	6/4/1999	00138520000188	0013852	0000188
WEEKLEY HOMES LP	1/8/1999	00136110000785	0013611	0000785
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	\$328,000	\$50,000	\$378,000	\$378,000
2024	\$370,000	\$50,000	\$420,000	\$420,000
2023	\$370,000	\$50,000	\$420,000	\$420,000
2022	\$344,276	\$50,000	\$394,276	\$394,276
2021	\$253,777	\$50,000	\$303,777	\$303,777
2020	\$234,322	\$50,000	\$284,322	\$277,404

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.