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**Address:** [6941 SPRING VALLEY WAY](#)  
**City:** FORT WORTH  
**Georeference:** 20717-14-1  
**Subdivision:** HULEN BEND ESTATES ADDITION  
**Neighborhood Code:** 4S130G

**Latitude:** 32.6576478006  
**Longitude:** -97.4149436187  
**TAD Map:** 2024-360  
**MAPSCO:** TAR-088Y



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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 14 Lot 1

**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:** \$467,000

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

**Site Number:** 07084749

**Site Name:** HULEN BEND ESTATES ADDITION-14-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,788

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,819

**Land Acres<sup>\*</sup>:** 0.2254

**Pool:** Y

<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:**

MICHAEL A & WHITNEY D BENSON REVOCABLE TRUST

**Primary Owner Address:**

6941 SPRING VALLEY WAY  
FORT WORTH, TX 76132

**Deed Date:** 5/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224078223](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENSON MICHAEL;BENSON WHITNEY	6/12/2020	<a href="#">D220139893</a>		
WALKER JIMMY D;WALKER RHONDA B	6/23/2010	<a href="#">D210154475</a>	0000000	0000000
VERT DEBORAH S;VERT PATRICK	8/14/1998	00133760000411	0013376	0000411
PERRY HOMES	3/30/1998	00131580000376	0013158	0000376
LUMBERMENS INVESTMENT CORP	1/1/1997	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	\$417,000	\$50,000	\$467,000	\$467,000
2024	\$417,000	\$50,000	\$467,000	\$467,000
2023	\$417,000	\$50,000	\$467,000	\$467,000
2022	\$390,000	\$50,000	\$440,000	\$431,376
2021	\$342,160	\$50,000	\$392,160	\$392,160
2020	\$315,119	\$50,000	\$365,119	\$349,027

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.