



**Address:** [6705 SPRING VALLEY WAY](#)  
**City:** FORT WORTH  
**Georeference:** 20717-14-18  
**Subdivision:** HULEN BEND ESTATES ADDITION  
**Neighborhood Code:** 4S130G

**Latitude:** 32.6574750032  
**Longitude:** -97.4115615122  
**TAD Map:** 2024-360  
**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 14 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:** \$353,997  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07084935  
**Site Name:** HULEN BEND ESTATES ADDITION-14-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,270  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,259  
**Land Acres<sup>\*</sup>:** 0.1896  
**Pool:** N

<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:**  
LYNCH LYNN  
LYNCH JOSEPH  
**Primary Owner Address:**  
6705 SPRING VALLEY WAY  
FORT WORTH, TX 76132  
**Deed Date:** 12/13/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224222952](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRICE BRIAN ALLEN	5/27/2005	<a href="#">D206293241</a>	0000000	0000000
TRICE BRIAN A;TRICE KRISTEN N	6/20/2000	00144040000182	0014404	0000182
CAREY CURTIS D;CAREY RITSUKO M	8/19/1998	00133890000087	0013389	0000087
PERRY HOMES	4/9/1998	00131750000159	0013175	0000159
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	\$303,997	\$50,000	\$353,997	\$353,997
2024	\$303,997	\$50,000	\$353,997	\$353,997
2023	\$305,490	\$50,000	\$355,490	\$323,698
2022	\$253,545	\$50,000	\$303,545	\$294,271
2021	\$217,519	\$50,000	\$267,519	\$267,519
2020	\$199,852	\$50,000	\$249,852	\$249,852

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.