



Address: [6916 SPRING VALLEY WAY](#)
City: FORT WORTH
Georeference: 20717-8-19
Subdivision: HULEN BEND ESTATES ADDITION
Neighborhood Code: 4S130G

Latitude: 32.6579591033
Longitude: -97.4138154418
TAD Map: 2024-360
MAPSCO: TAR-088Y



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 8 Lot 19
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: TEXAS PROPERTY TAX REDUCTIONS LLC (000124)
Notice Sent Date: 4/15/2025
Notice Value: \$304,950
Protest Deadline Date: 5/24/2024

Site Number: 07085079
Site Name: HULEN BEND ESTATES ADDITION-8-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,324
Percent Complete: 100%
Land Sqft^{*}: 8,133
Land Acres^{*}: 0.1867

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

OWNER INFORMATION

Current Owner:
SIEWCHAN & MONA LACKAN TRUST
Primary Owner Address:
6916 SPRING VALLEY WAY
FORT WORTH, TX 76132

Deed Date: 3/26/2024
Deed Volume:
Deed Page:
Instrument: [D224051587](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LACKAN MONA;LACKAN SIEWCHAN	6/6/2013	D213146792	0000000	0000000
LANCASTER BARBARA J	12/15/2010	D210312021	0000000	0000000
CASE BEN L;CASE PARRIS-LYNN	4/18/2006	D206117666	0000000	0000000
SIMMS BOBBIE EST;SIMMS PAUL EST	10/29/1998	00135030000303	0013503	0000303
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 ⁺
2025	\$254,950	\$50,000	\$304,950	\$304,950
2024	\$254,950	\$50,000	\$304,950	\$304,950
2023	\$284,747	\$50,000	\$334,747	\$328,282
2022	\$257,603	\$50,000	\$307,603	\$298,438
2021	\$221,307	\$50,000	\$271,307	\$271,307
2020	\$203,512	\$50,000	\$253,512	\$253,512

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.