



Address: [6952 CANYON SPRINGS RD](#)
City: FORT WORTH
Georeference: 20717-17-20
Subdivision: HULEN BEND ESTATES ADDITION
Neighborhood Code: 4S130G

Latitude: 32.6547879083
Longitude: -97.4149755483
TAD Map: 2024-356
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 17 Lot 20
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: 2000
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

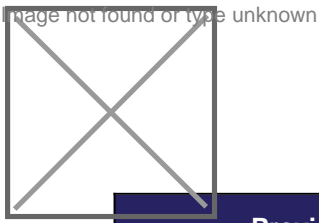
Site Number: 07248695
Site Name: HULEN BEND ESTATES ADDITION-17-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,267
Percent Complete: 100%
Land Sqft^{*}: 9,611
Land Acres^{*}: 0.2206
Pool: N

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

OWNER INFORMATION

Current Owner:
DARWIN ANDREW JORDAN
Primary Owner Address:
6952 CANYON SPRINGS RD
FORT WORTH, TX 76132

Deed Date: 4/27/2021
Deed Volume:
Deed Page:
Instrument: [D221117075](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERRY ELIZABETH A	5/19/2017	D217113999		
DOSU BABATUNDE I	9/21/2000	00145410000475	0014541	0000475
PERRY HOMES	5/30/2000	00143690000506	0014369	0000506
LUMBERMAN'S INVESTMENT CORP	1/1/1998	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	\$376,000	\$50,000	\$426,000	\$426,000
2024	\$388,000	\$50,000	\$438,000	\$438,000
2023	\$393,674	\$50,000	\$443,674	\$424,316
2022	\$335,742	\$50,000	\$385,742	\$385,742
2021	\$287,229	\$50,000	\$337,229	\$337,229
2020	\$262,692	\$50,000	\$312,692	\$312,692

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.