



**Address:** [6944 CANYON SPRINGS RD](#)  
**City:** FORT WORTH  
**Georeference:** 20717-17-22  
**Subdivision:** HULEN BEND ESTATES ADDITION  
**Neighborhood Code:** 4S130G

**Latitude:** 32.6547844924  
**Longitude:** -97.4144878879  
**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 22

**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:** OCONNOR & ASSOCIATES (00436)  
**Protest Deadline Date:** 5/24/2024

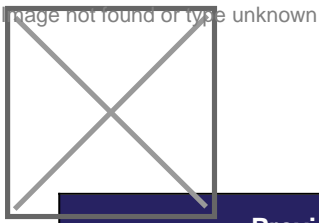
**Site Number:** 07248717  
**Site Name:** HULEN BEND ESTATES ADDITION-17-22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,035  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,418  
**Land Acres<sup>\*</sup>:** 0.1932  
**Pool:** Y

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

**OWNER INFORMATION**

**Current Owner:**  
KENNEDY JORDAN T  
KENNEDY BROOKE  
**Primary Owner Address:**  
6944 CANYON SPRINGS RD  
FORT WORTH, TX 76132

**Deed Date:** 3/30/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222083203](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZIMMER PAULA	9/22/2020	<a href="#">D220242670</a>		
STEELE JAMES III;STEELE PATTI	9/26/2006	<a href="#">D206310298</a>	0000000	0000000
MULLEN HELEN A	5/18/2005	<a href="#">D205145508</a>	0000000	0000000
VERDEYEN GERALD M;VERDEYEN MARTHA	6/22/1999	00138880000186	0013888	0000186
PERRY HOMES	2/11/1999	00136670000505	0013667	0000505
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 <sup>+</sup>
2025	\$249,819	\$50,000	\$299,819	\$299,819
2024	\$283,132	\$50,000	\$333,132	\$333,132
2023	\$314,188	\$50,000	\$364,188	\$364,188
2022	\$259,188	\$50,000	\$309,188	\$309,188
2021	\$224,510	\$50,000	\$274,510	\$274,510
2020	\$207,503	\$50,000	\$257,503	\$253,184

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.