



Address: [6940 CANYON SPRINGS RD](#)
City: FORT WORTH
Georeference: 20717-17-23
Subdivision: HULEN BEND ESTATES ADDITION
Neighborhood Code: 4S130G

Latitude: 32.65478304
Longitude: -97.4142602657
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 23

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

Notice Sent Date: 4/15/2025

Notice Value: \$561,562

Protest Deadline Date: 5/24/2024

Site Number: 07248725

Site Name: HULEN BEND ESTATES ADDITION-17-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,027

Percent Complete: 100%

Land Sqft^{*}: 8,416

Land Acres^{*}: 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:

KERIM RAZACK AND MILENA RAZACK REVOCABLE TRUST

Primary Owner Address:

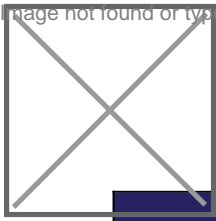
6940 CANYON SPRINGS RD
FORT WORTH, TX 76132

Deed Date: 8/10/2021

Deed Volume:

Deed Page:

Instrument: [D221230980](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|-----------|----------------|-------------|-----------|
| RAZACK KERIM F;RAZACK MILENA | 6/27/2000 | 00144160000128 | 0014416 | 0000128 |
| PERRY HOMES | 2/21/2000 | 00142290000589 | 0014229 | 0000589 |
| 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 | \$511,562 | \$50,000 | \$561,562 | \$561,562 |
| 2024 | \$511,562 | \$50,000 | \$561,562 | \$539,857 |
| 2023 | \$464,919 | \$50,000 | \$514,919 | \$490,779 |
| 2022 | \$424,073 | \$50,000 | \$474,073 | \$446,163 |
| 2021 | \$365,196 | \$50,000 | \$415,196 | \$405,603 |
| 2020 | \$336,305 | \$50,000 | \$386,305 | \$368,730 |

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.