



Address: [6920 CANYON SPRINGS RD](#)
City: FORT WORTH
Georeference: 20717-17-28
Subdivision: HULEN BEND ESTATES ADDITION
Neighborhood Code: 4S130G

Latitude: 32.6547757981
Longitude: -97.4131221461
TAD Map: 2024-356
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 17 Lot 28
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: 2001
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$343,942
Protest Deadline Date: 5/24/2024

Site Number: 07248784
Site Name: HULEN BEND ESTATES ADDITION-17-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,026
Percent Complete: 100%
Land Sqft^{*}: 8,402
Land Acres^{*}: 0.1928
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:
CHUN SE HWAN
CHUN OK JU CHUN
Primary Owner Address:
6920 CANYON SPRINGS RD
FORT WORTH, TX 76132-3079
Deed Date: 5/30/2001
Deed Volume: 0014921
Deed Page: 0000095
Instrument: 00149210000095

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LP	12/21/2000	00146630000489	0014663	0000489
LUMBERMAN'S INVESTMENT CORP	1/1/1998	000000000000000	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	\$293,942	\$50,000	\$343,942	\$343,942
2024	\$293,942	\$50,000	\$343,942	\$331,617
2023	\$295,365	\$50,000	\$345,365	\$301,470
2022	\$224,064	\$50,000	\$274,064	\$274,064
2021	\$210,002	\$50,000	\$260,002	\$260,002
2020	\$192,852	\$50,000	\$242,852	\$242,852

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

- 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.