



Address: [6921 CANYON SPRINGS RD](#)
City: FORT WORTH
Georeference: 20717-26-2
Subdivision: HULEN BEND ESTATES ADDITION
Neighborhood Code: 4S130G

Latitude: 32.6543041995
Longitude: -97.4131563933
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 26 Lot 2

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)

Site Number: 07248911
Site Name: HULEN BEND ESTATES ADDITION Block 26 Lot 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 2,977
Percent Complete: 100%
Land Sqft ^{*}: 8,400
Land Acres ^{*}: 0.1928
Pool: N

State Code: A
Year Built: 1999
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
INGRAM JOHN
URIAS ABEL
Primary Owner Address:
6921 CANYON SPRINGS RD
FORT WORTH, TX 76132-3088

Deed Date: 4/29/2022
Deed Volume:
Deed Page:
Instrument: [D222110744](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
INGRAM JUANITA EST	9/24/2008	D208409131	0000000	0000000
SMART GREGORY N;SMART MIRANDA	9/26/2003	D203370428	0000000	0000000
DAUGHERTY MARIS R	10/21/1999	00140730000226	0014073	0000226
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 ⁺
2025	\$362,000	\$50,000	\$412,000	\$412,000
2024	\$371,352	\$50,000	\$421,352	\$421,352
2023	\$350,000	\$50,000	\$400,000	\$400,000
2022	\$102,989	\$16,665	\$119,654	\$119,654
2021	\$88,154	\$16,665	\$104,819	\$104,819
2020	\$80,875	\$16,665	\$97,540	\$95,845

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.