



Address: [6540 CHALK RIVER DR](#)
City: FORT WORTH
Georeference: 33437C-J-10
Subdivision: RANCH AT EAGLE MOUNTAIN ADDN
Neighborhood Code: 2N010V

Latitude: 32.8653027366
Longitude: -97.4308959936
TAD Map: 2018-436
MAPSCO: TAR-032T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RANCH AT EAGLE MOUNTAIN
ADDN Block J Lot 10

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855) N

Protest Deadline Date: 5/24/2024

Site Number: 40043037

Site Name: RANCH AT EAGLE MOUNTAIN ADDN-J-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,905

Percent Complete: 100%

Land Sqft^{*}: 5,489

Land Acres^{*}: 0.1260

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

2019-1 IH BORROWER LP

Primary Owner Address:

1717 MAIN ST STE 2000
DALLAS, TX 75201

Deed Date: 6/7/2019

Deed Volume:

Deed Page:

Instrument: [D219124008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH 2016-2 BORROWER LLC	11/3/2016	D216262223		
TARBERT LLC	2/27/2015	D215042411		
IMPRESSION HOMES LLC	12/8/2014	D214271257		
ESTATES OF EAGLE MOUNTAIN LTD	1/1/2002	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	\$250,850	\$75,000	\$325,850	\$325,850
2024	\$250,850	\$75,000	\$325,850	\$325,850
2023	\$298,000	\$45,000	\$343,000	\$343,000
2022	\$217,161	\$45,000	\$262,161	\$262,161
2021	\$195,000	\$45,000	\$240,000	\$240,000
2020	\$182,797	\$45,000	\$227,797	\$227,797

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

There are no exemptions for this property

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.