



Address: [6604 CHALK RIVER DR](#)
City: FORT WORTH
Georeference: 33437C-J-12
Subdivision: RANCH AT EAGLE MOUNTAIN ADDN
Neighborhood Code: 2N010V

Latitude: 32.8653062967
Longitude: -97.4312369317
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 12

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: RESOLUTE PROPERTY TAX SOLUTION (90088)

Protest Deadline Date: 5/24/2024

Site Number: 40043053
Site Name: RANCH AT EAGLE MOUNTAIN ADDN-J-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,884
Percent Complete: 100%
Land Sqft^{*}: 5,447
Land Acres^{*}: 0.1250

⁺⁺⁺ 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	D215042648		
IMPRESSION HOMES LLC	12/8/2014	D214270652		
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	\$223,780	\$75,000	\$298,780	\$298,780
2024	\$223,780	\$75,000	\$298,780	\$298,780
2023	\$315,033	\$45,000	\$360,033	\$360,033
2022	\$221,701	\$45,000	\$266,701	\$266,701
2021	\$192,000	\$45,000	\$237,000	\$237,000
2020	\$182,035	\$45,000	\$227,035	\$227,035

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.