



**Address:** [6612 CHALK RIVER DR](#)  
**City:** FORT WORTH  
**Georeference:** 33437C-J-14  
**Subdivision:** RANCH AT EAGLE MOUNTAIN ADDN  
**Neighborhood Code:** 2N010V

**Latitude:** 32.8653092549  
**Longitude:** -97.4315801045  
**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 14

**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:** 2014

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00672F)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40043088

**Site Name:** RANCH AT EAGLE MOUNTAIN ADDN-J-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,861

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,405

**Land Acres<sup>\*</sup>:** 0.1240

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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	<a href="#">D216262223</a>		
TARBERT LLC	8/15/2014	<a href="#">D214179918</a>		
IMPRESSION HOMES LLC	5/9/2014	<a href="#">D214098977</a>	0000000	0000000
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 <sup>+</sup>
2025	\$240,963	\$75,000	\$315,963	\$315,963
2024	\$240,963	\$75,000	\$315,963	\$315,963
2023	\$293,513	\$45,000	\$338,513	\$338,513
2022	\$239,537	\$45,000	\$284,537	\$284,537
2021	\$196,000	\$45,000	\$241,000	\$241,000
2020	\$180,384	\$45,000	\$225,384	\$225,384

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.