

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40043932

Latitude: 32.8639360424

Longitude: -97.42936585

**TAD Map:** 2018-432 MAPSCO: TAR-032T

Address: 6805 DENVER CITY DR

City: FORT WORTH

Georeference: 33437C-M-13

Subdivision: RANCH AT EAGLE MOUNTAIN ADDN

Neighborhood Code: 2N010V

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

## PROPERTY DATA

Legal Description: RANCH AT EAGLE MOUNTAIN

ADDN Block M Lot 13

Jurisdictions:

Year Built: 2012

Site Number: 40043932 CITY OF FORT WORTH (026)

Site Name: RANCH AT EAGLE MOUNTAIN ADDN-M-13 **TARRANT COUNTY (220)** 

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 2,331 EAGLE MTN-SAGINAW ISD (918)

State Code: A Percent Complete: 100%

**Land Sqft\***: 5,532 Personal Property Account: N/A Land Acres\*: 0.1269

Agent: TEXAS TAX PROTEST (05909) Pool: N

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

+++ Rounded.

## **OWNER INFORMATION**

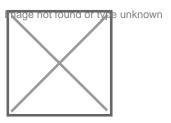
**Current Owner: Deed Date: 10/9/2020 BUSTIO MARIA C Deed Volume: Primary Owner Address: Deed Page:** 

850 HOPE LN Instrument: D220303655 IRVING, TX 75061

| Previous Owners                    | Date      | Instrument     | Deed Volume | Deed Page |
|------------------------------------|-----------|----------------|-------------|-----------|
| MUMPHREY ASHANDON; MUMPHREY ROSALY | 4/13/2012 | D212090747     | 0000000     | 0000000   |
| IMPRESSION HOMES LLC               | 1/30/2012 | D212025116     | 0000000     | 0000000   |
| ESTATES OF EAGLE MOUNTAIN LTD      | 1/1/2002  | 00000000000000 | 0000000     | 0000000   |

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



**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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$241,000          | \$75,000    | \$316,000    | \$316,000        |
| 2024 | \$241,000          | \$75,000    | \$316,000    | \$316,000        |
| 2023 | \$304,488          | \$45,000    | \$349,488    | \$349,488        |
| 2022 | \$259,721          | \$45,000    | \$304,721    | \$304,721        |
| 2021 | \$227,856          | \$45,000    | \$272,856    | \$272,856        |
| 2020 | \$198,063          | \$45,000    | \$243,063    | \$243,063        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.