



Address: [6921 BENT SPUR DR](#)
City: FORT WORTH
Georeference: 33437C-K-25
Subdivision: RANCH AT EAGLE MOUNTAIN ADDN
Neighborhood Code: 2N010V

Latitude: 32.8670144335
Longitude: -97.4356931224
TAD Map: 2018-436
MAPSCO: TAR-032S



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 K Lot 25

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40625648

Site Name: RANCH AT EAGLE MOUNTAIN ADDN-K-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,872

Percent Complete: 100%

Land Sqft^{*}: 7,649

Land Acres^{*}: 0.1755

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

TYSON THOMAS

TYSON LETIA

Primary Owner Address:

6921 BENT SPUR DR
FORT WORTH, TX 76179

Deed Date: 10/2/2023

Deed Volume:

Deed Page:

Instrument: [D223179610](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREA JOHN;PEREA REBECCA	7/13/2018	D218159249		
FORD SHELIA M	6/16/2012	D212146712	0000000	0000000
CARTUS FINANCIAL CORP	6/15/2012	D212146710	0000000	0000000
ROBERTS EMMETT;ROBERTS JULIA	2/29/2008	D208077934	0000000	0000000
FIRST TEXAS HOMES INC	12/2/2004	D204380246	0000000	0000000
ESTATES OF EAGLE MOUNTAIN LTD	1/1/2004	000000000000000	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	\$424,991	\$75,000	\$499,991	\$499,991
2024	\$424,991	\$75,000	\$499,991	\$499,991
2023	\$545,352	\$45,000	\$590,352	\$425,873
2022	\$400,710	\$45,000	\$445,710	\$387,157
2021	\$306,961	\$45,000	\$351,961	\$351,961
2020	\$307,492	\$45,000	\$352,492	\$352,492

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.