



**Address:** [6917 BENT SPUR DR](#)  
**City:** FORT WORTH  
**Georeference:** 33437C-K-26  
**Subdivision:** RANCH AT EAGLE MOUNTAIN ADDN  
**Neighborhood Code:** 2N010V

**Latitude:** 32.8670951096  
**Longitude:** -97.4355137712  
**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 26

**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:** 2008

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LIG (00824)

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

**Site Number:** 40625656

**Site Name:** RANCH AT EAGLE MOUNTAIN ADDN-K-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,077

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,933

**Land Acres<sup>\*</sup>:** 0.1821

**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:**

MESQUITA SANDRO O

MESQUITA MARIA

**Primary Owner Address:**

6917 BENT SPUR DR  
FORT WORTH, TX 76179

**Deed Date:** 4/4/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222090587](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANCIS DAVID;FRANCIS SARAH D	7/2/2020	<a href="#">D220163430</a>		
HANSFORD SCOTT	11/21/2019	<a href="#">D219268956</a>		
WALDING BRIAN JAMES	6/1/2019	<a href="#">D219201078</a>		
WALDING JAMES R	6/13/2018	<a href="#">D219201079</a>		
WALDING JAMES R;WALDING MARGARET	6/19/2012	<a href="#">D212149000</a>	0000000	0000000
MANNING;MANNING BRANDY RENEE	7/16/2008	<a href="#">D208294116</a>	0000000	0000000
FIRST TEXAS HOMES INC	12/2/2004	<a href="#">D204380246</a>	0000000	0000000
ESTATES OF EAGLE MOUNTAIN LTD	1/1/2004	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	\$344,290	\$75,000	\$419,290	\$419,290
2024	\$344,290	\$75,000	\$419,290	\$419,290
2023	\$534,250	\$45,000	\$579,250	\$579,250
2022	\$389,068	\$45,000	\$434,068	\$415,800
2021	\$333,000	\$45,000	\$378,000	\$378,000
2020	\$307,813	\$45,000	\$352,813	\$352,813

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.