



Address: [6924 CANYON RIM DR](#)
City: FORT WORTH
Georeference: 33437C-Z-17
Subdivision: RANCH AT EAGLE MOUNTAIN ADDN
Neighborhood Code: 2N010V

Latitude: 32.8654923645
Longitude: -97.4367614927
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 Z Lot 17

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: None
Protest Deadline Date: 5/24/2024

Site Number: 40626512
Site Name: RANCH AT EAGLE MOUNTAIN ADDN-Z-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,770
Percent Complete: 100%
Land Sqft^{*}: 5,468
Land Acres^{*}: 0.1255
Pool: N

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

OWNER INFORMATION

Current Owner:
SPRUILL MARGARET R
SPRUILL TERRY L
Primary Owner Address:
6924 CANYON RIM DR
FORT WORTH, TX 76179-2206

Deed Date: 9/23/2022
Deed Volume:
Deed Page:
Instrument: [D222234263](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TERRY L & MARGARET R SPRUILL REVOCABLE TRUST	9/15/2021	D221274260		
SPRUILL MARGARET;SPRUILL TERRY L	5/19/2014	D214102291	0000000	0000000
VAUGHT CHRISTOPHER;VAUGHT N	1/23/2009	D209022177	0000000	0000000
LIBERTY FIRST LP	9/11/2008	D208357029	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	\$233,826	\$75,000	\$308,826	\$308,826
2024	\$233,826	\$75,000	\$308,826	\$308,826
2023	\$301,818	\$45,000	\$346,818	\$286,660
2022	\$222,975	\$45,000	\$267,975	\$260,600
2021	\$195,791	\$45,000	\$240,791	\$236,909
2020	\$170,372	\$45,000	\$215,372	\$215,372

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.