



Address: [6940 CANYON RIM DR](#)
City: FORT WORTH
Georeference: 33437C-Z-21
Subdivision: RANCH AT EAGLE MOUNTAIN ADDN
Neighborhood Code: 2N010V

Latitude: 32.8653970117
Longitude: -97.4373237816
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 21

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 40626555
Site Name: RANCH AT EAGLE MOUNTAIN ADDN-Z-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,720
Percent Complete: 100%
Land Sqft^{*}: 5,438
Land Acres^{*}: 0.1248
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:
BLACK TINA G
Primary Owner Address:
6940 CANYON RIM DR
FORT WORTH, TX 76179-2206
Deed Date: 11/12/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207408968](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIBERTY FIRST LP	8/20/2007	D207299602	0000000	0000000
ESTATES OF EAGLE MOUNTAIN LTD	1/1/2004	0000000000000000	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	\$190,975	\$75,000	\$265,975	\$265,975
2024	\$190,975	\$75,000	\$265,975	\$265,975
2023	\$273,760	\$45,000	\$318,760	\$266,200
2022	\$212,885	\$45,000	\$257,885	\$242,000
2021	\$187,057	\$45,000	\$232,057	\$220,000
2020	\$155,000	\$45,000	\$200,000	\$200,000

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.