



Address: [6953 CANYON RIM DR](#)
City: FORT WORTH
Georeference: 33437C-AA-3
Subdivision: RANCH AT EAGLE MOUNTAIN ADDN
Neighborhood Code: 2N010V

Latitude: 32.8649519361
Longitude: -97.4377031698
TAD Map: 2018-432
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 AA Lot 3

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: 2016

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$334,703

Protest Deadline Date: 5/24/2024

Site Number: 40626644

Site Name: RANCH AT EAGLE MOUNTAIN ADDN-AA-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,896

Percent Complete: 100%

Land Sqft^{*}: 5,090

Land Acres^{*}: 0.1168

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:

HUMPHREY JOHN GORDON
HUMPHREY CHRISTINE LEAZAR

Primary Owner Address:

6953 CANYON RIM DR
FORT WORTH, TX 76179

Deed Date: 5/9/2024

Deed Volume:

Deed Page:

Instrument: [D224087216](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERRILL WANDA C	8/30/2016	D216203473		
CERTUS HOMES LLC	9/22/2015	D215220891		
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	\$259,703	\$75,000	\$334,703	\$334,703
2024	\$259,703	\$75,000	\$334,703	\$334,703
2023	\$334,468	\$45,000	\$379,468	\$306,162
2022	\$233,329	\$45,000	\$278,329	\$278,329
2021	\$216,109	\$45,000	\$261,109	\$255,947
2020	\$187,679	\$45,000	\$232,679	\$232,679

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.