



**Address:** [6905 CANYON RIM DR](#)  
**City:** FORT WORTH  
**Georeference:** 33437C-AA-14  
**Subdivision:** RANCH AT EAGLE MOUNTAIN ADDN  
**Neighborhood Code:** 2N010V

**Latitude:** 32.8652888248  
**Longitude:** -97.4358754384  
**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 AA Lot 14

**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:** 2005  
**Personal Property Account:** N/A  
**Agent:** PROPERTY TAX PROTEST (00795)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40626768  
**Site Name:** RANCH AT EAGLE MOUNTAIN ADDN-AA-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,845  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,095  
**Land Acres<sup>\*</sup>:** 0.1169  
**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:**  
SHENG MINDI  
**Primary Owner Address:**  
2806 SPRING HOLLOW CT  
HIGHLAND VILLAGE, TX 75077

**Deed Date:** 10/23/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215242427](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
U S A HOUSING & URBAN DEVELOPMENT	5/18/2015	<a href="#">D215160763</a>		
GATEWAY MTG GROUP LLC	5/6/2015	<a href="#">D215096764</a>		
CLASPELL BRENDA K	7/20/2010	<a href="#">D210178047</a>	0000000	0000000
GUSTAFSON AMY A;GUSTAFSON SHAUN R	2/24/2006	<a href="#">D206062760</a>	0000000	0000000
LIBERTY FIRST LP	8/3/2005	<a href="#">D205239241</a>	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 <sup>+</sup>
2025	\$194,802	\$75,000	\$269,802	\$269,802
2024	\$224,484	\$75,000	\$299,484	\$299,484
2023	\$274,155	\$45,000	\$319,155	\$319,155
2022	\$228,947	\$45,000	\$273,947	\$273,947
2021	\$201,053	\$45,000	\$246,053	\$246,053
2020	\$174,964	\$45,000	\$219,964	\$219,964

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

There are no exemptions for this property

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.