



Address: [6949 TALON DR](#)
City: FORT WORTH
Georeference: 41246-C-6
Subdivision: TALON HILL ADDN
Neighborhood Code: 2N0107

Latitude: 32.8675324806
Longitude: -97.4388010062
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: TALON HILL ADDN Block C Lot 6

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: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$667,308
Protest Deadline Date: 5/24/2024

Site Number: 800022935
Site Name: TALON HILL ADDN C 6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,824
Percent Complete: 100%
Land Sqft^{*}: 10,124
Land Acres^{*}: 0.2324
Pool: N

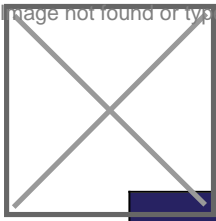
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
BUTLER RYAN C
BUTLER MICHELLE
Primary Owner Address:
6949 TALON DR
FORT WORTH, TX 76179

Deed Date: 11/27/2024
Deed Volume:
Deed Page:
Instrument: [D224221531](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHHB TALON HILL LLC	8/6/2024	D224140437		
BYD TALON HILL DEVELOPMENT LLC	2/3/2021	D221032719		
CARNEGIE HOMES LLC	10/2/2019	D219230242		
GEHAN HOMES LTD	11/1/2018	D218245528		

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	\$572,308	\$95,000	\$667,308	\$667,308
2024	\$0	\$66,500	\$66,500	\$58,800
2023	\$0	\$49,000	\$49,000	\$49,000
2022	\$0	\$49,000	\$49,000	\$49,000
2021	\$0	\$38,300	\$38,300	\$38,300
2020	\$0	\$38,300	\$38,300	\$38,300

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.