



Address: [8616 CANYON CREST RD](#)
City: FORT WORTH
Georeference: 23120-14-6
Subdivision: LAKE COUNTRY ESTATES ADDITION
Neighborhood Code: 2N400W

Latitude: 32.8802217762
Longitude: -97.4420666855
TAD Map: 2012-440
MAPSCO: TAR-032J



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAKE COUNTRY ESTATES
ADDITION Block 14 Lot 6

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

Site Number: 01531220
Site Name: LAKE COUNTRY ESTATES ADDITION-14-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,904
Percent Complete: 100%
Land Sqft^{*}: 12,030
Land Acres^{*}: 0.2761
Pool: N

State Code: A

Year Built: 1976

Personal Property Account: N/A

Agent: None

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

FLETCHER ANDREW M
FLETCHER LYNSI

Primary Owner Address:

8616 CANYON CREST RD
FORT WORTH, TX 76179-3101

Deed Date: 7/8/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211164154](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEATRICK L;DEATRICK RICHARD T	10/2/1985	00083790001993	0008379	0001993
SCHOMP HOWARD	12/31/1900	00000000000000	0000000	0000000
HOWARD & PATRICIA SC	12/30/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$310,524	\$90,000	\$400,524	\$379,006
2023	\$375,816	\$60,000	\$435,816	\$344,551
2022	\$291,644	\$60,000	\$351,644	\$313,228
2021	\$224,753	\$60,000	\$284,753	\$284,753
2020	\$226,691	\$60,000	\$286,691	\$286,691

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.