



Address: [6417 CANYON TR](#)
City: LAKE WORTH
Georeference: 18090-4R-33R
Subdivision: HIGHLAND LAKE ADDITION
Neighborhood Code: 2N060H

Latitude: 32.819203386
Longitude: -97.4286692731
TAD Map: 2018-416
MAPSCO: TAR-046T



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

PROPERTY DATA

Legal Description: HIGHLAND LAKE ADDITION
Block 4R Lot 33R

Jurisdictions:
CITY OF LAKE WORTH (016)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LAKE WORTH ISD (910)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/15/2025

Site Number: 07748450
Site Name: HIGHLAND LAKE ADDITION-4R-33R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,210
Percent Complete: 100%
Land Sqft^{*}: 6,964
Land Acres^{*}: 0.1598

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

TRUE NORTH PROPERTY OWNER B LLC

Primary Owner Address:

PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 3/15/2022

Deed Volume:

Deed Page:

Instrument: [D222087787](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUE NORTH BORROWER TEXAS LLC	9/13/2021	D221271708		
MAYORGA AUDREY	12/20/2016	D216298125		
HAM RICHARD HOWARD	3/15/2012	D212066100	0000000	0000000
ROBERTSON KIMBERLY;ROBERTSON LLOYD	7/23/2008	D208305629	0000000	0000000
CITIBANK	6/6/2007	D207208221	0000000	0000000
DEVOUT MARIBEL	6/16/2006	D206196163	0000000	0000000
RUST JAMES L	7/25/2005	D205220704	0000000	0000000
9.3 CANYON TRAIL LP	1/23/2001	00147010000398	0014701	0000398
MCCULLAR REALTY INC	1/22/2001	00147010000397	0014701	0000397
DILL ANN;DILL JACK	1/1/2001	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	\$246,000	\$55,000	\$301,000	\$301,000
2023	\$252,311	\$40,000	\$292,311	\$292,311
2022	\$223,196	\$40,000	\$263,196	\$263,196
2021	\$171,000	\$40,000	\$211,000	\$211,000
2020	\$174,310	\$40,000	\$214,310	\$213,195

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.