



**Address:** [6416 CANYON TR](#)  
**City:** LAKE WORTH  
**Georeference:** 18090-7R-24R  
**Subdivision:** HIGHLAND LAKE ADDITION  
**Neighborhood Code:** 2N060H

**Latitude:** 32.8197768216  
**Longitude:** -97.4287114381  
**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 7R Lot 24R

**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:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07748825

**Site Name:** HIGHLAND LAKE ADDITION-7R-24R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,822

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,617

**Land Acres<sup>\*</sup>:** 0.1978

**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:**

ZUNIGA JUAN

**Primary Owner Address:**

6416 CANYON TR  
FORT WORTH, TX 76135-2310

**Deed Date:** 4/4/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216069872](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROQUE VANESSA A;ROQUE VICTOR A	10/11/2012	<a href="#">D212255899</a>	0000000	0000000
WILLIAMS ERIN	12/28/2007	<a href="#">D208039079</a>	0000000	0000000
DLJ MORTGAGE CAPITAL INC	11/6/2007	<a href="#">D207402274</a>	0000000	0000000
DEVOUT DAVID;DEVOUT MARIBEL	7/25/2006	<a href="#">D206239865</a>	0000000	0000000
RUST JAMES L	7/25/2005	<a href="#">D205220704</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$235,000	\$55,000	\$290,000	\$290,000
2023	\$232,112	\$40,000	\$272,112	\$272,112
2022	\$205,394	\$40,000	\$245,394	\$245,394
2021	\$172,333	\$40,000	\$212,333	\$212,333
2020	\$160,685	\$40,000	\$200,685	\$200,685

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.