

Tarrant Appraisal District Property Information | PDF

Account Number: 07748868

Address: 6404 CANYON TR

City: LAKE WORTH

Georeference: 18090-7R-27R

Subdivision: HIGHLAND LAKE ADDITION

Neighborhood Code: 2N060H

Latitude: 32.8197228174 **Longitude:** -97.4281919925

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 27R

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: 2004

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 07748868

Site Name: HIGHLAND LAKE ADDITION-7R-27R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,662
Percent Complete: 100%

Land Sqft*: 10,617 Land Acres*: 0.2437

Pool: N

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

OWNER INFORMATION

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COBB BILLY M
COBB MELINDA K

Primary Owner Address:

6404 CANYON TR

LAKE WORTH, TX 76135-2310

Deed Date: 4/26/2007 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D207171861

Previous Owners	Date	Instrument	Deed Volume	Deed Page
US BANK NATIONAL ASSOC	11/7/2006	D206359317	0000000	0000000
CAMPBELL AMY R;CAMPBELL JAMES L	12/3/2004	D204381238	0000000	0000000
CHARIOT HOMES INC	2/20/2004	D204064635	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$207,225	\$55,000	\$262,225	\$253,281
2023	\$202,015	\$40,000	\$242,015	\$230,255
2022	\$178,950	\$40,000	\$218,950	\$209,323
2021	\$150,294	\$40,000	\$190,294	\$190,294
2020	\$140,223	\$40,000	\$180,223	\$180,223

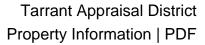
Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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