



Address: [8640 CANYON CREST RD](#)
City: FORT WORTH
Georeference: 23120-14-12
Subdivision: LAKE COUNTRY ESTATES ADDITION
Neighborhood Code: 2N400W

Latitude: 32.8813409046
Longitude: -97.440773724
TAD Map: 2018-440
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 12

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)

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Site Number: 01531298

Site Name: LAKE COUNTRY ESTATES ADDITION-14-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,904

Percent Complete: 100%

Land Sqft^{*}: 19,369

Land Acres^{*}: 0.4446

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:

LACROSSE JUSTIN J
LACROSSE KELLIE

Primary Owner Address:

8640 CANYON CREST RD
FORT WORTH, TX 76179-3116

Deed Date: 10/11/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205310184](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRANCH LARRY	2/28/2003	00164570000296	0016457	0000296
WARD DORCAS	9/14/2000	00145270000416	0014527	0000416
MCCOY CLINTON S	9/26/1995	00121220001664	0012122	0001664
YARBROUGH J R	12/31/1900	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	\$209,079	\$90,000	\$299,079	\$265,958
2023	\$285,000	\$60,000	\$345,000	\$241,780
2022	\$159,800	\$60,000	\$219,800	\$219,800
2021	\$160,000	\$60,000	\$220,000	\$209,000
2020	\$130,000	\$60,000	\$190,000	\$190,000

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.