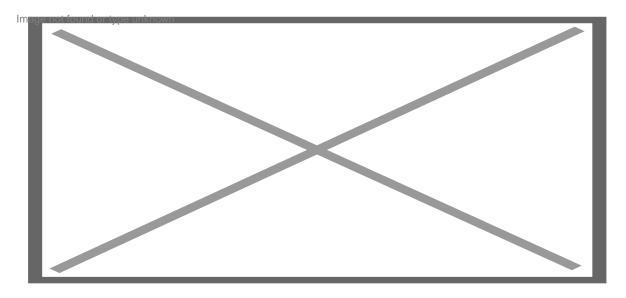


Tarrant Appraisal District Property Information | PDF Account Number: 01531352

Address: 8708 CANYON CREST RD

City: FORT WORTH Georeference: 23120-14-17 Subdivision: LAKE COUNTRY ESTATES ADDITION Neighborhood Code: 2N400W Latitude: 32.8827061579 Longitude: -97.4406975833 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 17

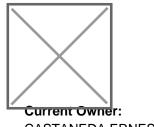
Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (22 TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)	Site Number: 01531352 23 Site Name: LAKE COUNTRY ESTATES ADDITION-14-17 Site Class: A1 - Residential - Single Family Parcels: 1
EAGLE MTN-SAGINAW ISD (918)	Approximate Size+++: 2,103
State Code: A	Percent Complete: 100%
Year Built: 1985	Land Sqft [*] : 16,718
Personal Property Account: N/A	Land Acres [*] : 0.3837
Agent: CHANDLER CROUCH (11730)	Pool: N

+++ Rounded.

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

OWNER INFORMATION



Tarrant Appraisal District Property Information | PDF

CASTANEDA ERNESTINA Primary Owner Address:

8708 CANYON CREST RD FORT WORTH, TX 76179-2833 Deed Date: 12/15/2017 Deed Volume: Deed Page: Instrument: D217290126

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCLUSKEY DONALD E;MCCLUSKEY JILL	5/2/1985	00081680001899	0008168	0001899
SELLICK KIM L	6/17/1983	00075350001482	0007535	0001482
K C DICKENS	12/31/1900	000000000000000000000000000000000000000	000000	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	\$268,145	\$90,000	\$358,145	\$345,596
2023	\$324,158	\$60,000	\$384,158	\$314,178
2022	\$270,049	\$60,000	\$330,049	\$285,616
2021	\$199,651	\$60,000	\$259,651	\$259,651
2020	\$199,651	\$60,000	\$259,651	\$259,651

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.