

Tarrant Appraisal District

Property Information | PDF

Account Number: 03617238

Address: 409 CANYON CREEK TR

City: FORT WORTH

Georeference: 47525-32-13

Subdivision: WOODHAVEN CNTRY CLUB ESTATES

Neighborhood Code: 1H020E

Latitude: 32.7736321578 Longitude: -97.2195203612

TAD Map: 2084-400 MAPSCO: TAR-066N





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

PROPERTY DATA

Legal Description: WOODHAVEN CNTRY CLUB

ESTATES Block 32 Lot 13

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 03617246

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: WOODHAVEN CNTRY CLUB ESTATES-32-14

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 3 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 0

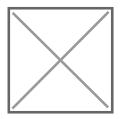
State Code: C1 Percent Complete: 100% Year Built: 2022

Land Sqft*: 55,770 Personal Property Account: N/A Land Acres*: 1.2803

Agent: None Pool: N **Protest Deadline Date: 5/15/2025**

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



OWNER INFORMATION

Current Owner: PIRI MICHAEL B

Primary Owner Address: 405 CANYON CREEK TRL FORT WORTH, TX 76112

Deed Date: 6/25/2024

Deed Volume: Deed Page:

Instrument: D224111852

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|------------|----------------|-------------|-----------|
| EOFF-PLAKE LIVING TRUST | 1/17/2020 | D220016156 | | |
| EOFF SEAN;PLAKE JEROME G | 2/10/2016 | D216027260 | | |
| JIMJEN C LLC | 7/7/2014 | D214158319 | 0000000 | 0000000 |
| GRIFFITH CLIFFORD | 10/29/1993 | 00113150001274 | 0011315 | 0001274 |
| FEDERAL DEPOSIT INS CORP | 12/9/1992 | 00109090000980 | 0010909 | 0000980 |
| DERDEYN LESLIE J | 3/21/1985 | 00081250000768 | 0008125 | 0000768 |
| MYERS MICHAEL TRUSTEE | 12/31/1900 | 00000000000000 | 0000000 | 0000000 |
| WOODHAVEN DEV CO INC | 12/30/1900 | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$0 | \$26,125 | \$26,125 | \$26,125 |
| 2023 | \$0 | \$26,125 | \$26,125 | \$26,125 |
| 2022 | \$0 | \$14,250 | \$14,250 | \$14,250 |
| 2021 | \$0 | \$14,250 | \$14,250 | \$14,250 |
| 2020 | \$0 | \$14,250 | \$14,250 | \$14,250 |

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

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⁺ 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.

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