



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)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: C1

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03617246

Site Name: WOODHAVEN CNTRY CLUB ESTATES-32-14

Site Class: A1 - Residential - Single Family

Parcels: 3

Approximate Size⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 55,770

Land Acres^{*}: 1.2803

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:

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. [Tarrant County Tax Office Account Information](#).

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.

+ 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.