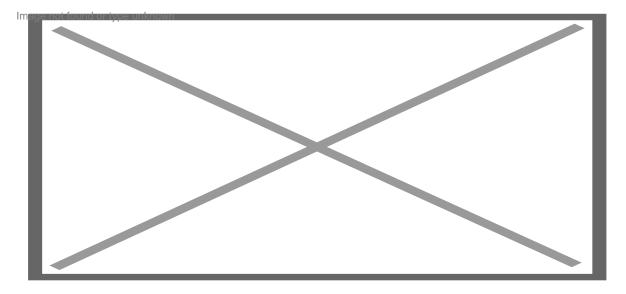


# Tarrant Appraisal District Property Information | PDF Account Number: 04270673

#### Address: 1532 CANYON CREEK W

City: TARRANT COUNTY Georeference: A1702-1C07 Subdivision: WILCOX, JACOB SURVEY #43 Neighborhood Code: 2Y100S Latitude: 32.8536653477 Longitude: -97.5279776467 TAD Map: 1988-428 MAPSCO: TAR-043C





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

### PROPERTY DATA

Legal Description: WILCOX, JACOB SURVEY #43 Abstract 1702 Tract 1C07 50% UNDIVIDED INTEREST				
Jurisdictions:	Site Number: 04270673			
TARRANT COUNT				
TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222)				
TARRANT COUNTY HOSPITAL (224)				
TARRANT COUNTY POOLE (225)				
AZLE ISD (915)	Approximate Size <sup>+++</sup> : 1,661			
State Code: A	Percent Complete: 100%			
Year Built: 0	Land Sqft*: 59,720			
Personal Property Agenunt ches*: 1.3710				
Agent: None	Pool: Y			

+++ Rounded.

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

#### **OWNER INFORMATION**





VIBRANT DWELLINGS LLC Primary Owner Address:

725 SILVER CREEK RD AZLE, TX 76020 Deed Date: 1/8/2024 Deed Volume: Deed Page: Instrument: D224005280

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OSBON MARK S	4/10/2020	D220081602		
OSBON ALAN C;OSBON MARK S	4/9/2020	D220081602		
OSBON SHERMAN LEON EST	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	\$64,889	\$44,032	\$108,921	\$108,921
2023	\$121,282	\$44,032	\$165,314	\$145,537
2022	\$111,213	\$24,032	\$135,245	\$132,306
2021	\$96,246	\$24,032	\$120,278	\$120,278
2020	\$76,576	\$22,138	\$98,714	\$98,714

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.