



Address: [7109 CANYON CT](#)
City: FORT WORTH
Georeference: 31565-51-23
Subdivision: PARK GLEN ADDITION
Neighborhood Code: 3M010R

Latitude: 32.8704706051
Longitude: -97.2679947904
TAD Map: 2066-436
MAPSCO: TAR-036V



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

PROPERTY DATA

Legal Description: PARK GLEN ADDITION Block 51
Lot 23

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CFW PID #6 - RESIDENTIAL (605)
- BIRDVILLE ISD (902)

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06440320

Site Name: PARK GLEN ADDITION-51-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,209

Percent Complete: 100%

Land Sqft^{*}: 7,468

Land Acres^{*}: 0.1714

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:
MAGNOLIA RE INVESTMENTS LLC - SERIES R
Primary Owner Address:
4757 W PARK BLVD STE 113-1042
PLANO, TX 75093

Deed Date: 12/16/2024
Deed Volume:
Deed Page:
Instrument: [D224225275](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASCENTIUS LLC	12/16/2024	D224225223		
BRUN MONICA;BRUN RICHARD	12/17/2015	D215282195		
SACCO IRENE M;SACCO MARK G	7/30/2002	00158650000495	0015865	0000495
SOIHL CHRISTOPHER;SOIHL KAREN	3/30/1994	00115320001780	0011532	0001780
THARP LISA R;THARP RUSSELL	7/6/1992	00106980000772	0010698	0000772
CENTEX REAL EST CORP	4/30/1992	00106320000868	0010632	0000868
HILLWOOD/PARK GLEN LTD	1/1/1990	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	\$282,234	\$65,000	\$347,234	\$345,743
2023	\$280,518	\$65,000	\$345,518	\$314,312
2022	\$251,210	\$45,000	\$296,210	\$285,738
2021	\$218,451	\$45,000	\$263,451	\$259,762
2020	\$191,147	\$45,000	\$236,147	\$236,147

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.