



Address: [7108 CANYON CT](#)
City: FORT WORTH
Georeference: 31565-51-28
Subdivision: PARK GLEN ADDITION
Neighborhood Code: 3M010R

Latitude: 32.8703441349
Longitude: -97.2673279513
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 28

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: 06440371

Site Name: PARK GLEN ADDITION-51-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,704

Percent Complete: 100%

Land Sqft^{*}: 7,591

Land Acres^{*}: 0.1742

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:

MELHOUSE OLAF P

Primary Owner Address:

7108 CANYON CT
FORT WORTH, TX 76137-4462

Deed Date: 4/13/1993

Deed Volume: 0011021

Deed Page: 0002058

Instrument: 00110210002058

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX REAL ESTATE 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	\$236,844	\$65,000	\$301,844	\$301,778
2023	\$235,428	\$65,000	\$300,428	\$274,344
2022	\$211,025	\$45,000	\$256,025	\$249,404
2021	\$183,746	\$45,000	\$228,746	\$226,731
2020	\$161,119	\$45,000	\$206,119	\$206,119

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.