



**Address:** [9609 DICKSON RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 26706-1-13  
**Subdivision:** MORGAN CREEK  
**Neighborhood Code:** 2N400B

**Latitude:** 32.8989572058  
**Longitude:** -97.4623240161  
**TAD Map:** 2006-448  
**MAPSCO:** TAR-031B



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

**PROPERTY DATA**

**Legal Description:** MORGAN CREEK Block 1 Lot 13

**Jurisdictions:**

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

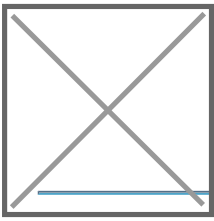
**Protest Deadline Date:** 5/15/2025

**Site Number:** 40806847  
**Site Name:** MORGAN CREEK-1-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,529  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 45,476  
**Land Acres<sup>\*</sup>:** 1.0440  
**Pool:** Y

<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**



**Current Owner:**

CANADY EARL RICK  
CANADY TEENA D

**Primary Owner Address:**

9625 LECHNER RD  
FORT WORTH, TX 76179

**Deed Date:** 10/12/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223186201](#)

| Previous Owners                  | Date       | Instrument                     | Deed Volume | Deed Page |
|----------------------------------|------------|--------------------------------|-------------|-----------|
| BUSTAD JAMES E;BUSTAD LORRAINE D | 4/17/2020  | <a href="#">D220088359</a>     |             |           |
| KESSLER AMANDA L;KESSLER CODY J  | 10/20/2015 | <a href="#">D215281983-CWD</a> |             |           |
| KESSLER CODY J                   | 11/19/2014 | <a href="#">D214253031</a>     |             |           |
| LIWIENSKI ASHLEY D               | 5/19/2011  | <a href="#">D211124799</a>     | 0000000     | 0000000   |
| HALE WANDA                       | 6/26/2007  | <a href="#">D207228969</a>     | 0000000     | 0000000   |
| R A DEVELOPMENT LTD              | 1/1/2005   | 000000000000000                | 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](#).

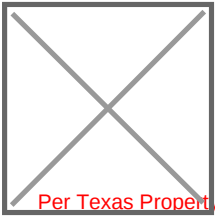
| Year | Improvement Market | Land Market | Total Market | Total Appraised <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$615,176          | \$41,760    | \$656,936    | \$656,936                    |
| 2023 | \$541,997          | \$41,760    | \$583,757    | \$404,066                    |
| 2022 | \$407,950          | \$41,760    | \$449,710    | \$367,333                    |
| 2021 | \$292,179          | \$41,760    | \$333,939    | \$333,939                    |
| 2020 | \$292,868          | \$41,760    | \$334,628    | \$334,628                    |

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.