



Address: [8861 NOONTIDE DR](#)
City: FORT WORTH
Georeference: 31740F-I-20
Subdivision: PARKS AT BOAT CLUB, THE
Neighborhood Code: 2N010A

Latitude: 32.884663293
Longitude: -97.409527797
TAD Map: 2024-440
MAPSCO: TAR-032M



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

PROPERTY DATA

Legal Description: PARKS AT BOAT CLUB, THE
Block I Lot 20

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 2007
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 41154622
Site Name: PARKS AT BOAT CLUB, THE-I-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,513
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
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:

CANAVAN MICHAEL
CANAVAN SUSAN

Primary Owner Address:

8861 NOONTIDE DR
FORT WORTH, TX 76179-5290

Deed Date: 3/16/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207124141](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX HOMES	1/1/2006	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$185,417	\$65,000	\$250,417	\$250,417
2023	\$237,538	\$40,000	\$277,538	\$235,187
2022	\$183,893	\$40,000	\$223,893	\$213,806
2021	\$154,369	\$40,000	\$194,369	\$194,369
2020	\$138,587	\$40,000	\$178,587	\$178,587

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.