



Address: [7137 CANISIUS CT](#)
City: FORT WORTH
Georeference: 12753E-4-2
Subdivision: EMORY PLACE THREE
Neighborhood Code: 1B200L

Latitude: 32.7688746194
Longitude: -97.2030074486
TAD Map: 2090-400
MAPSCO: TAR-066U



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

PROPERTY DATA

Legal Description: EMORY PLACE THREE Block 4
Lot 2

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41286529

Site Name: EMORY PLACE THREE-4-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,719

Percent Complete: 100%

Land Sqft^{*}: 6,031

Land Acres^{*}: 0.1384

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:

GARCIA JOSE A
GARCIA CHARLOTTE L

Primary Owner Address:

7137 CANISIUS CT
FORT WORTH, TX 76120

Deed Date: 1/11/2019

Deed Volume:

Deed Page:

Instrument: [D219009023](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAGGATZ DONALD E;NAGGATZ VERNON D	5/3/2018	D218095473		
MONK SANDRA;MONK TIMOTHY J	7/2/2008	D208270502	0000000	0000000
HMH LIFESTYLES LP	5/11/2007	D207171882	0000000	0000000
EMORY PLACE LP	1/1/2007	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	\$251,945	\$55,000	\$306,945	\$275,558
2023	\$253,125	\$55,000	\$308,125	\$250,507
2022	\$214,110	\$40,000	\$254,110	\$227,734
2021	\$167,031	\$40,000	\$207,031	\$207,031
2020	\$167,803	\$40,000	\$207,803	\$207,803

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.