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Address: [7121 CANISIUS CT](#)
City: FORT WORTH
Georeference: 12753E-4-5
Subdivision: EMORY PLACE THREE
Neighborhood Code: 1B200L

Latitude: 32.7689159309
Longitude: -97.2035420542
TAD Map: 2090-400
MAPSCO: TAR-066U



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

PROPERTY DATA

Legal Description: EMORY PLACE THREE Block 4
Lot 5

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41286553

Site Name: EMORY PLACE THREE-4-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,056

Percent Complete: 100%

Land Sqft^{*}: 7,438

Land Acres^{*}: 0.1707

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:

RUGIRA MATHIAS
RUGIRA CHARLOTTE

Deed Date: 4/15/2008

Deed Volume: 0000000

Primary Owner Address:

7121 CANISIUS CT
FORT WORTH, TX 76120-1383

Deed Page: 0000000

Instrument: [D208143116](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$285,980	\$55,000	\$340,980	\$304,523
2023	\$287,325	\$55,000	\$342,325	\$276,839
2022	\$242,674	\$40,000	\$282,674	\$251,672
2021	\$188,793	\$40,000	\$228,793	\$228,793
2020	\$189,669	\$40,000	\$229,669	\$229,669

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.