



Address: [8624 CANYON CREST RD](#)
City: FORT WORTH
Georeference: 23120-14-8
Subdivision: LAKE COUNTRY ESTATES ADDITION
Neighborhood Code: 2N400W

Latitude: 32.8804220772
Longitude: -97.4414949034
TAD Map: 2018-440
MAPSCO: TAR-032J



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

PROPERTY DATA

Legal Description: LAKE COUNTRY ESTATES
ADDITION Block 14 Lot 8

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

Site Number: 01531247
Site Name: LAKE COUNTRY ESTATES ADDITION-14-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,539
Percent Complete: 100%
Land Sqft^{*}: 14,944
Land Acres^{*}: 0.3430
Pool: N

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PEREZ JESSE MANUEL

Primary Owner Address:

8624 CANYON CREST RD
FORT WORTH, TX 76179

Deed Date: 10/9/2019

Deed Volume:

Deed Page:

Instrument: [D219231377](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COSTANZA MICHAEL E JR	10/4/2019	D219229814		
COSTANZA MICHAEL	1/23/2009	D209019780	0000000	0000000
CITIMORTGAGE INC	12/3/2008	D208393424	0000000	0000000
CITIMORTGAGE INC	10/7/2008	D208393424	0000000	0000000
ROSSER RODNEY L	1/23/2008	D208033794	0000000	0000000
LAKE SIDE CAPITAL LLC	8/3/2007	D207398606	0000000	0000000
FIELD FRANK	8/3/2007	D207284000	0000000	0000000
TURKAL BETTY J	12/17/2002	0000000000000000	0000000	0000000
TURKAL BETTY J;TURKAL DONAL L EST	12/19/1984	00080420001265	0008042	0001265
DON CHAMBLESS	12/31/1900	0000000000000000	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	\$467,461	\$90,000	\$557,461	\$557,461
2024	\$467,461	\$90,000	\$557,461	\$557,461
2023	\$491,786	\$60,000	\$551,786	\$551,786
2022	\$409,303	\$60,000	\$469,303	\$469,303
2021	\$336,607	\$60,000	\$396,607	\$396,607
2020	\$321,726	\$60,000	\$381,726	\$381,726

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

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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.