



Address: [12551 PERISHO CT](#)
City: TARRANT COUNTY
Georeference: 33200-44-31
Subdivision: PYRAMID ACRES SUBDIVISION
Neighborhood Code: 4A100D

Latitude: 32.583628163
Longitude: -97.5497497333
TAD Map: 1982-332
MAPSCO: TAR-113E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PYRAMID ACRES
SUBDIVISION Block 44 Lot 31

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ALEDO ISD (921)

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$451,761

Protest Deadline Date: 5/24/2024

Site Number: 02281910

Site Name: PYRAMID ACRES SUBDIVISION-44-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,284

Percent Complete: 100%

Land Sqft^{*}: 13,329

Land Acres^{*}: 0.3060

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:

CANNELLA COLE
CANNELLA MADISON

Primary Owner Address:

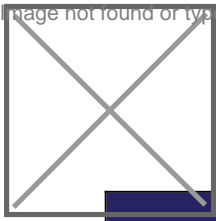
12551 PERISHO CIR
FORT WORTH, TX 76126

Deed Date: 2/29/2024

Deed Volume:

Deed Page:

Instrument: [D224034678](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOLIS CUSTOM HOMES LLC	5/12/2022	D222123605		
RNR PRODUCTION LAND & CATTLE	4/3/2018	D218099910		
FASCHING KATHIE	12/31/1900	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	\$375,120	\$44,880	\$420,000	\$420,000
2024	\$406,881	\$44,880	\$451,761	\$451,761
2023	\$338,287	\$44,880	\$383,167	\$383,167
2022	\$0	\$10,404	\$10,404	\$10,404
2021	\$0	\$1,040	\$1,040	\$1,040
2020	\$0	\$1,040	\$1,040	\$1,040

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.