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**Address:** [2207 CANYONWOOD DR](#)  
**City:** ARLINGTON  
**Georeference:** 47480-2-4  
**Subdivision:** WOODCANYON ADDITION  
**Neighborhood Code:** 1X110B

**Latitude:** 32.7710390986  
**Longitude:** -97.1270434855  
**TAD Map:** 2114-400  
**MAPSCO:** TAR-068U



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

## PROPERTY DATA

**Legal Description:** WOODCANYON ADDITION  
Block 2 Lot 4

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1976

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$343,585

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03595021

**Site Name:** WOODCANYON ADDITION-2-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,997

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,500

**Land Acres<sup>\*</sup>:** 0.1951

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

FUSCO DAVID A  
FUSCO SUSAN L

**Primary Owner Address:**

2207 CANYONWOOD DR  
ARLINGTON, TX 76012-5502

**Deed Date:** 2/3/1995

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FUSCO DAVID A;FUSCO SUSAN L BARTH	1/4/1995	00118470002196	0011847	0002196
CROWLEY LESLIE;CROWLEY STEPHEN R	10/26/1990	00100930000698	0010093	0000698
BENNETT PHYLLIS ANN	12/4/1984	00080220002216	0008022	0002216
ROBERT D BENNETT	12/31/1900	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 <sup>+</sup>
2025	\$283,585	\$60,000	\$343,585	\$292,820
2024	\$283,585	\$60,000	\$343,585	\$266,200
2023	\$286,092	\$60,000	\$346,092	\$242,000
2022	\$218,256	\$60,000	\$278,256	\$220,000
2021	\$140,000	\$60,000	\$200,000	\$200,000
2020	\$141,463	\$58,537	\$200,000	\$199,650

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.