



Address: [1525 CANYON CREEK W](#)
City: TARRANT COUNTY
Georeference: A1702-1C54
Subdivision: WILCOX, JACOB SURVEY #43
Neighborhood Code: 2Y100S

Latitude: 32.85467982
Longitude: -97.5286360416
TAD Map: 1988-432
MAPSCO: TAR-029Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILCOX, JACOB SURVEY #43
Abstract 1702 Tract 1C54

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
AZLE ISD (915)

State Code: A
Year Built: 1999
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 04271211
Site Name: WILCOX, JACOB SURVEY #43-1C54
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,607
Percent Complete: 100%
Land Sqft^{*}: 65,340
Land Acres^{*}: 1.5000
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
COZART MARLON R
Primary Owner Address:
1525 CANYON CREEK DR W
AZLE, TX 76020

Deed Date: 6/15/1998
Deed Volume: 0013275
Deed Page: 0000261
Instrument: 00132750000261

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAYNE L R	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	\$275,016	\$90,000	\$365,016	\$365,016
2024	\$275,016	\$90,000	\$365,016	\$365,016
2023	\$291,013	\$90,000	\$381,013	\$338,680
2022	\$266,745	\$50,000	\$316,745	\$307,891
2021	\$229,901	\$50,000	\$279,901	\$279,901
2020	\$190,174	\$47,500	\$237,674	\$237,674

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.