



Address: [324 CANYON OAK CT](#)
City: FORT WORTH
Georeference: 40897C-1-13
Subdivision: SUNSET OAKS ADDITION
Neighborhood Code: 1H020D

Latitude: 32.775625014
Longitude: -97.2167893752
TAD Map: 2084-400
MAPSCO: TAR-066N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET OAKS ADDITION Block
1 Lot 13

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: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06833020

Site Name: SUNSET OAKS ADDITION-1-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,712

Percent Complete: 100%

Land Sqft^{*}: 5,981

Land Acres^{*}: 0.1373

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:

DE SILVA SUNIL UDUGAMPOLA

Primary Owner Address:

1547 CRUSADO LN
LOS ANGELES, CA 90033-1513

Deed Date: 2/15/2019

Deed Volume:

Deed Page:

Instrument: [D219032028](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANCE ARLENE	10/9/2017	D217236596		
CHANCE ARLENE;CHANCE ARTHUR	12/10/1999	00141600000406	0014160	0000406
KAUFMAN & BROAD OF TEXAS LTD	12/1/1998	00135420000024	0013542	0000024
ACACIA TEXAS LP	8/26/1998	00133870000543	0013387	0000543
KAUFMAN & BROAD OF TEXAS LTD	4/16/1998	00131930000034	0013193	0000034
TANDEM RESOURCES INC	1/1/1995	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	\$260,739	\$50,000	\$310,739	\$310,739
2024	\$260,739	\$50,000	\$310,739	\$310,739
2023	\$307,741	\$50,000	\$357,741	\$297,003
2022	\$257,079	\$20,000	\$277,079	\$270,003
2021	\$228,375	\$20,000	\$248,375	\$245,457
2020	\$203,143	\$20,000	\$223,143	\$223,143

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

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.