



**Address:** [5412 CANYON LANDS DR](#)  
**City:** FORT WORTH  
**Georeference:** 31808M-1-34  
**Subdivision:** PARKWOOD HILL ADDITION  
**Neighborhood Code:** 3K200A

**Latitude:** 32.8784230898  
**Longitude:** -97.2684781902  
**TAD Map:** 2066-440  
**MAPSCO:** TAR-036R



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PARKWOOD HILL ADDITION  
Block 1 Lot 34

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A  
**Year Built:** 2001  
**Personal Property Account:** N/A  
**Agent:** OOWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$413,733  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07205678  
**Site Name:** PARKWOOD HILL ADDITION-1-34  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,714  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,946  
**Land Acres<sup>\*</sup>:** 0.2053  
**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:**  
THE WILSON EVERETTE EVANS AND SUSAN SCHULTZ EVANS LIVING TRUST  
**Primary Owner Address:**  
5412 CANYON LANDS DR  
FORT WORTH, TX 76137  
**Deed Date:** 2/28/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223214877](#)

| Previous Owners            | Date      | Instrument     | Deed Volume | Deed Page |
|----------------------------|-----------|----------------|-------------|-----------|
| EVANS SUSAN;EVANS WILSON E | 1/30/2002 | 00154650000383 | 0015465     | 0000383   |
| ENGLE HOMES TEXAS INC      | 1/1/1998  | 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 | \$338,733          | \$75,000    | \$413,733    | \$413,733                    |
| 2024 | \$338,733          | \$75,000    | \$413,733    | \$393,250                    |
| 2023 | \$323,000          | \$75,000    | \$398,000    | \$357,500                    |
| 2022 | \$265,000          | \$60,000    | \$325,000    | \$325,000                    |
| 2021 | \$240,263          | \$60,000    | \$300,263    | \$300,263                    |
| 2020 | \$214,806          | \$60,000    | \$274,806    | \$274,806                    |

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.