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**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



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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:** OWNWELL 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

<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:**

THE WILSON EVERETTE EVANS AND SUSAN SCHULTZ EVANS LIVING TRUST

**Primary Owner Address:**

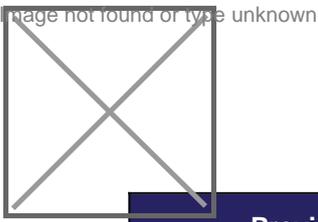
5412 CANYON LANDS DR  
FORT WORTH, TX 76137

**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.