



**Address:** [9609 DICKSON RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 26706-1-13  
**Subdivision:** MORGAN CREEK  
**Neighborhood Code:** 2N400B

**Latitude:** 32.8989572058  
**Longitude:** -97.4623240161  
**TAD Map:** 2006-448  
**MAPSCO:** TAR-031B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MORGAN CREEK Block 1 Lot 13

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40806847  
**Site Name:** MORGAN CREEK-1-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,529  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 45,476  
**Land Acres<sup>\*</sup>:** 1.0440  
**Pool:** Y

<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:**

CANADY EARL RICK  
CANADY TEENA D

**Primary Owner Address:**

9625 LECHNER RD  
FORT WORTH, TX 76179

**Deed Date:** 10/12/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223186201](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUSTAD JAMES E;BUSTAD LORRAINE D	4/17/2020	<a href="#">D220088359</a>		
KESSLER AMANDA L;KESSLER CODY J	10/20/2015	<a href="#">D215281983-CWD</a>		
KESSLER CODY J	11/19/2014	<a href="#">D214253031</a>		
LIWIENSKI ASHLEY D	5/19/2011	<a href="#">D211124799</a>	0000000	0000000
HALE WANDA	6/26/2007	<a href="#">D207228969</a>	0000000	0000000
R A DEVELOPMENT LTD	1/1/2005	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 <sup>+</sup>
2025	\$615,176	\$41,760	\$656,936	\$656,936
2024	\$615,176	\$41,760	\$656,936	\$656,936
2023	\$541,997	\$41,760	\$583,757	\$404,066
2022	\$407,950	\$41,760	\$449,710	\$367,333
2021	\$292,179	\$41,760	\$333,939	\$333,939
2020	\$292,868	\$41,760	\$334,628	\$334,628

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.