



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⁺⁺⁺: 2,529

Percent Complete: 100%

Land Sqft^{*}: 45,476

Land Acres^{*}: 1.0440

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:

CANADY EARL RICK

CANADY TEENA D

Primary Owner Address:

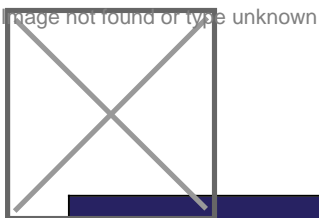
9625 LECHNER RD
FORT WORTH, TX 76179

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	D220088359		
KESSLER AMANDA L;KESSLER CODY J	10/20/2015	D215281983-CWD		
KESSLER CODY J	11/19/2014	D214253031		
LIWIENSKI ASHLEY D	5/19/2011	D211124799	0000000	0000000
HALE WANDA	6/26/2007	D207228969	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 ⁺
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.