08-07-2025

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# Address: <u>477 CANVAS CT</u> City: CROWLEY

Georeference: 8661K-1-7 Subdivision: CREEKSIDE Neighborhood Code: A4S010R

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

# PROPERTY DATA

Legal Description: CREEKSIDE Block 1 Lot 7 Jurisdictions: CITY OF CROWLEY (006) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CROWLEY ISD (912) State Code: A Year Built: 2015 Personal Property Account: N/A Agent: RESOLUTE PROPERTY TAX SOLUTION (00988) Protest Deadline Date: 5/24/2024

## Site Number: 40872076 Site Name: CREEKSIDE-1-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,235 Percent Complete: 100% Land Sqft\*: 3,960 Land Acres\*: 0.0909 Pool: N

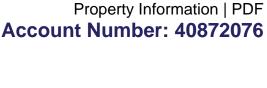
#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

Current Owner: KEVIN CLARE HOLDINGS LLC

Primary Owner Address: 731 PARADISE CV DENTON, TX 76208 Deed Date: 8/30/2016 Deed Volume: Deed Page: Instrument: D216202066



**Tarrant Appraisal District** 

Latitude: 32.5705965161 Longitude: -97.3661556524 TAD Map: 2036-328 MAPSCO: TAR-118N





Previous Owners	Date	Instrument	Deed Volume	Deed Page
EMD PROPERTIES LLC;KEVIN CLARE HOLDINGS LLC	7/29/2016	<u>D216174761</u>		
MM CROWN VALLEY RENTAL INVESTMENTS	3/27/2015	D215065177		
CTMGT ONE CREEKSIDE FL-I LLC	8/22/2013	D213282206	000000	0000000
MM CREEKSIDE CROWLEY LLC	8/9/2006	000000000000000000000000000000000000000	000000	0000000
MM CREEKSIDE CROWLEY LLC	1/1/2005	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$164,000	\$25,000	\$189,000	\$189,000
2024	\$184,000	\$25,000	\$209,000	\$209,000
2023	\$184,000	\$25,000	\$209,000	\$209,000
2022	\$145,000	\$25,000	\$170,000	\$170,000
2021	\$101,366	\$25,000	\$126,366	\$126,366
2020	\$101,366	\$25,000	\$126,366	\$126,366

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.