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

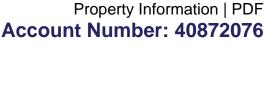
+++ Rounded.

* 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.