



Address: [433 CANVAS CT](#)
City: CROWLEY
Georeference: 8661K-1-18
Subdivision: CREEKSIDE
Neighborhood Code: A4S010R

Latitude: 32.5706398958
Longitude: -97.3648782722
TAD Map: 2036-328
MAPSCO: TAR-118N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CREEKSIDE Block 1 Lot 18

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: 40872181

Site Name: CREEKSIDE-1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,280

Percent Complete: 100%

Land Sqft^{*}: 4,224

Land Acres^{*}: 0.0969

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:

YAN GUANG DAVID

Primary Owner Address:

610 LEVEE PL
COPPELL, TX 75019

Deed Date: 9/19/2016

Deed Volume:

Deed Page:

Instrument: [D216233900](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EMD PROPERTIES LLC;KEVIN CLARE HOLDINGS LLC	7/29/2016	D216174761		
MM CROWN VALLEY RENTAL INVESTMENTS LLC	2/26/2015	D215065179		
CROWLEY ISD	6/18/2013	D213179662	0000000	0000000
ARLINGTON GARDENS LLC	8/10/2007	D207296247	0000000	0000000
MM CREEKSIDE CROWLEY LLC	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	\$167,000	\$25,000	\$192,000	\$192,000
2024	\$189,000	\$25,000	\$214,000	\$214,000
2023	\$189,000	\$25,000	\$214,000	\$214,000
2022	\$148,000	\$25,000	\$173,000	\$173,000
2021	\$107,882	\$25,000	\$132,882	\$132,882
2020	\$107,882	\$25,000	\$132,882	\$132,882

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.