



Address: [3809 CANYON PASS TR](#)
City: TARRANT COUNTY
Georeference: 37447-5-5
Subdivision: SANTA FE ESTATES
Neighborhood Code: 1A030N

Latitude: 32.5657756869
Longitude: -97.2571209031
TAD Map: 2072-324
MAPSCO: TAR-121S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SANTA FE ESTATES Block 5 Lot 5

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40899217

Site Name: SANTA FE ESTATES-5-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,497

Percent Complete: 100%

Land Sqft^{*}: 43,560

Land Acres^{*}: 1.0000

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:

EVANS DAVID HARRISON
EVANS JENNIFER CHRISTINE

Primary Owner Address:

3809 CANYON PASS TRL
BURLESON, TX 76028

Deed Date: 7/24/2023

Deed Volume:

Deed Page:

Instrument: [D223131437](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEYMOUR CHRISTOPHER;SEYMOUR K	9/25/2013	D213255937	0000000	0000000
VANCE LISA;VANCE RICHARD	8/4/2006	D206265171	0000000	0000000
ESTATE CUSTOM HOMES INC	2/14/2006	000000000000000	0000000	0000000
SANTA FE REAL PROP DEV LP	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	\$788,816	\$95,000	\$883,816	\$883,816
2024	\$788,816	\$95,000	\$883,816	\$883,816
2023	\$652,950	\$95,000	\$747,950	\$660,869
2022	\$540,790	\$60,000	\$600,790	\$600,790
2021	\$527,124	\$60,000	\$587,124	\$587,124
2020	\$489,072	\$60,000	\$549,072	\$549,072

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.