



Address: [2109 CANYON PARK DR](#)
City: SOUTHLAKE
Georeference: 12939G-3-7
Subdivision: ESTES PARK ADDN PH IV
Neighborhood Code: 3S500A

Latitude: 32.9685331181
Longitude: -97.1459033076
TAD Map: 2108-472
MAPSCO: TAR-012S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ESTES PARK ADDN PH IV
Block 3 Lot 7

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Notice Sent Date: 5/1/2025

Notice Value: \$1,448,600

Protest Deadline Date: 5/24/2024

Site Number: 41274466

Site Name: ESTES PARK ADDN PH IV-3-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,627

Percent Complete: 100%

Land Sqft^{*}: 16,161

Land Acres^{*}: 0.3710

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:

LUTTERBACH ANN N
LUTTERBACH RYAN M

Primary Owner Address:

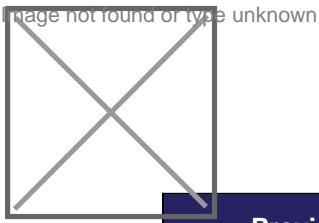
2109 CANYON PARK DR
SOUTHLAKE, TX 76092

Deed Date: 9/27/2018

Deed Volume:

Deed Page:

Instrument: [D218218277](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANA SANA	2/5/2018	D218048826		
RANA AMIRE;RANA SANA R	6/22/2011	D211149006	0000000	0000000
TOLL DALLAS TX LLC	3/12/2008	D208091252	0000000	0000000
4F DEVELOPMENT / EP 4 LP	1/1/2007	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	\$950,050	\$278,250	\$1,228,300	\$1,228,300
2024	\$1,170,350	\$278,250	\$1,448,600	\$1,186,648
2023	\$1,547,235	\$278,250	\$1,825,485	\$1,078,771
2022	\$795,201	\$185,500	\$980,701	\$980,701
2021	\$795,201	\$185,500	\$980,701	\$980,701
2020	\$813,751	\$166,950	\$980,701	\$980,701

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

- HOMESTEAD GENERAL 11.13(b)

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.