



**Address:** [2105 CANYON PARK DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 12939G-3-8  
**Subdivision:** ESTES PARK ADDN PH IV  
**Neighborhood Code:** 3S500A

**Latitude:** 32.9682457723  
**Longitude:** -97.1460028062  
**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 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$1,752,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41274474

**Site Name:** ESTES PARK ADDN PH IV-3-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,946

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,719

**Land Acres<sup>\*</sup>:** 0.3838

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

GIBSON MICHEAL DOUGLAS  
GIBSON DANIELLE E

**Primary Owner Address:**

2105 CANYON PARK DR  
SOUTHLAKE, TX 76092

**Deed Date:** 6/19/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220173638-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONAL RESIDENTIAL NOMINEE SERVICES INC	4/28/2020	<a href="#">D220144564</a>		
KAJOIAN ARMINEH;KAJOIAN GREGORY	11/30/2009	<a href="#">D209325071</a>	0000000	0000000
TOLL DALLAS TX LLC	3/12/2008	<a href="#">D208091252</a>	0000000	0000000
4F DEVELOPMENT / EP 4 LP	1/1/2007	0000000000000000	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 <sup>+</sup>
2025	\$1,367,150	\$287,850	\$1,655,000	\$1,474,314
2024	\$1,464,150	\$287,850	\$1,752,000	\$1,340,285
2023	\$1,730,110	\$287,850	\$2,017,960	\$1,218,441
2022	\$915,774	\$191,900	\$1,107,674	\$1,107,674
2021	\$915,774	\$191,900	\$1,107,674	\$1,107,674
2020	\$850,342	\$143,648	\$993,990	\$993,990

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.