



**Address:** [7121 CANISIUS CT](#)  
**City:** FORT WORTH  
**Georeference:** 12753E-4-5  
**Subdivision:** EMORY PLACE THREE  
**Neighborhood Code:** 1B200L

**Latitude:** 32.7689159309  
**Longitude:** -97.2035420542  
**TAD Map:** 2090-400  
**MAPSCO:** TAR-066U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EMORY PLACE THREE Block 4  
Lot 5

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$340,980

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

**Site Number:** 41286553  
**Site Name:** EMORY PLACE THREE-4-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,056  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,438  
**Land Acres<sup>\*</sup>:** 0.1707  
**Pool:** N

<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

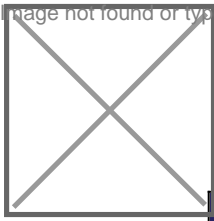
**Current Owner:**

RUGIRA MATHIAS  
RUGIRA CHARLOTTE

**Primary Owner Address:**

7121 CANISIUS CT  
FORT WORTH, TX 76120-1383

**Deed Date:** 4/15/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208143116](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	5/11/2007	<a href="#">D207171882</a>	0000000	0000000
EMORY PLACE 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 <sup>+</sup>
2025	\$285,980	\$55,000	\$340,980	\$334,975
2024	\$285,980	\$55,000	\$340,980	\$304,523
2023	\$287,325	\$55,000	\$342,325	\$276,839
2022	\$242,674	\$40,000	\$282,674	\$251,672
2021	\$188,793	\$40,000	\$228,793	\$228,793
2020	\$189,669	\$40,000	\$229,669	\$229,669

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.