



Address: [7105 CANISIUS CT](#)
City: FORT WORTH
Georeference: 12753E-4-9R
Subdivision: EMORY PLACE THREE
Neighborhood Code: 1B200L

Latitude: 32.7689784224
Longitude: -97.2042956505
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 9R

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: 2013

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 41366085

Site Name: EMORY PLACE THREE Block 4 Lot 9R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,897

Percent Complete: 100%

Land Sqft^{*}: 8,929

Land Acres^{*}: 0.2049

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:

CHOWDHURY SHUHAD

Primary Owner Address:

7105 CANISIUS CT
FORT WORTH, TX 76120

Deed Date: 8/19/2021

Deed Volume:

Deed Page:

Instrument: [D221241393](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARBARIN DANNER REVOCABLE LIVING TRUST	7/24/2020	D220190280		
BARBARIN JOY C	1/1/2015	D214124190		
BARBARIN J R DANNER;BARBARIN JOY C	6/13/2014	D214124190	0000000	0000000
DR HORTON TEXAS LTD	7/31/2013	D213202266	0000000	0000000
EMORY PLACE 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 ⁺
2025	\$212,857	\$55,000	\$267,857	\$267,857
2024	\$245,000	\$55,000	\$300,000	\$300,000
2023	\$283,901	\$55,000	\$338,901	\$307,635
2022	\$239,668	\$40,000	\$279,668	\$279,668
2021	\$93,156	\$20,000	\$113,156	\$113,156
2020	\$93,575	\$20,000	\$113,575	\$113,575

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.