



Address: [909 CANYON OAK DR](#)
City: EULESS
Georeference: 12887A-O-30
Subdivision: ESTATES AT BEAR CREEK, THE
Neighborhood Code: 3X110Q

Latitude: 32.8487649018
Longitude: -97.0669933123
TAD Map: 2132-428
MAPSCO: TAR-056B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ESTATES AT BEAR CREEK,
THE Block O Lot 30

Jurisdictions:
CITY OF EULESS (025)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A
Year Built: 2019
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800015331
Site Name: ESTATES AT BEAR CREEK, THE O 30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,800
Percent Complete: 100%
Land Sqft^{*}: 7,433
Land Acres^{*}: 0.1706
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:
RAKESHKUMAR HIMANSHU
PATEL HENA DESAI
Primary Owner Address:
909 CANYON OAK DR
EULESS, TX 76039

Deed Date: 3/31/2020
Deed Volume:
Deed Page:
Instrument: [D220132474](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	3/30/2020	D220132473		



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	\$697,510	\$120,000	\$817,510	\$817,510
2024	\$697,510	\$120,000	\$817,510	\$817,510
2023	\$614,439	\$85,000	\$699,439	\$699,439
2022	\$523,894	\$85,000	\$608,894	\$608,894
2021	\$515,062	\$85,000	\$600,062	\$600,062
2020	\$419,707	\$85,000	\$504,707	\$504,707

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.