



**Address:** [5869 CANYON OAKS LN](#)  
**City:** FORT WORTH  
**Georeference:** 31623S-1-13  
**Subdivision:** PARK OF FOSSIL CREEK, THE  
**Neighborhood Code:** 3K100A

**Latitude:** 32.8513240185  
**Longitude:** -97.2912266742  
**TAD Map:** 2060-428  
**MAPSCO:** TAR-050A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARK OF FOSSIL CREEK, THE  
Block 1 Lot 13

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 2017  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$499,468  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800022061  
**Site Name:** PARK OF FOSSIL CREEK, THE 1 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,912  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1148  
**Pool:** N

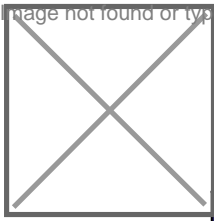
+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
FULLER KATRINA  
FULLER COREY  
**Primary Owner Address:**  
5869 CANYON OAKS LN  
FORT WORTH, TX 76137

**Deed Date:** 1/25/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218017662](#)



| Previous Owners       | Date     | Instrument                 | Deed Volume | Deed Page |
|-----------------------|----------|----------------------------|-------------|-----------|
| DR HORTON - TEXAS LTD | 8/1/2017 | <a href="#">D217130549</a> |             |           |

## 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 | \$375,000          | \$75,000    | \$450,000    | \$432,575                    |
| 2024 | \$424,468          | \$75,000    | \$499,468    | \$393,250                    |
| 2023 | \$399,562          | \$75,000    | \$474,562    | \$357,500                    |
| 2022 | \$260,000          | \$65,000    | \$325,000    | \$325,000                    |
| 2021 | \$260,000          | \$65,000    | \$325,000    | \$325,000                    |
| 2020 | \$245,000          | \$65,000    | \$310,000    | \$310,000                    |

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.