



**Address:** [5853 CANYON OAKS LN](#)  
**City:** FORT WORTH  
**Georeference:** 31623S-1-17  
**Subdivision:** PARK OF FOSSIL CREEK, THE  
**Neighborhood Code:** 3K100A

**Latitude:** 32.8507829474  
**Longitude:** -97.2913395631  
**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 17

**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:** OWNWELL INC (12140)

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

**Site Number:** 800022071  
**Site Name:** PARK OF FOSSIL CREEK, THE 1 17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,849  
**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:**

PRINGLE JASON  
MERRYMAN HEATHER

**Primary Owner Address:**

5853 CANYON OAKS LN  
FORT WORTH, TX 76137

**Deed Date:** 12/23/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220346048](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICE CALE;RICE MIRANDA	10/6/2017	<a href="#">D217234951</a>		
DR HORTON - TEXAS LTD	8/1/2017	<a href="#">D217059998</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	\$311,293	\$75,000	\$386,293	\$386,293
2024	\$395,000	\$75,000	\$470,000	\$470,000
2023	\$366,000	\$75,000	\$441,000	\$430,936
2022	\$326,760	\$65,000	\$391,760	\$391,760
2021	\$266,000	\$65,000	\$331,000	\$331,000
2020	\$266,000	\$65,000	\$331,000	\$331,000

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.