



Address: [5840 CANYON OAKS LN](#)
City: FORT WORTH
Georeference: 31623S-2-5
Subdivision: PARK OF FOSSIL CREEK, THE
Neighborhood Code: 3K100A

Latitude: 32.8502951534
Longitude: -97.2909033355
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 2 Lot 5

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: 5/1/2025
Notice Value: \$391,363
Protest Deadline Date: 5/24/2024

Site Number: 800022083
Site Name: PARK OF FOSSIL CREEK, THE 2 5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,788
Percent Complete: 100%
Land Sqft^{*}: 5,445
Land Acres^{*}: 0.1250
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:
OZZIE EMERLINDA
Primary Owner Address:
5840 CANYON OAKS LN
FORT WORTH, TX 76137

Deed Date: 9/28/2017
Deed Volume:
Deed Page:
Instrument: [D217227904](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	8/1/2017	D217059998		



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	\$316,363	\$75,000	\$391,363	\$366,598
2024	\$316,363	\$75,000	\$391,363	\$333,271
2023	\$297,949	\$75,000	\$372,949	\$302,974
2022	\$249,469	\$65,000	\$314,469	\$275,431
2021	\$185,392	\$65,000	\$250,392	\$250,392
2020	\$185,392	\$65,000	\$250,392	\$250,392

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.