



**Address:** [5852 CANYON OAKS LN](#)  
**City:** FORT WORTH  
**Georeference:** 31623S-2-8  
**Subdivision:** PARK OF FOSSIL CREEK, THE  
**Neighborhood Code:** 3K100A

**Latitude:** 32.8507278096  
**Longitude:** -97.290855202  
**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 8

**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:** \$501,181

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

**Site Number:** 800022093

**Site Name:** PARK OF FOSSIL CREEK, THE 2 8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,936

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,966

**Land Acres<sup>\*</sup>:** 0.1140

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

KISER BRIEN

**Primary Owner Address:**

5852 CANYON OAKS LN  
FORT WORTH, TX 76137

**Deed Date:** 3/9/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218051509](#)

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	\$426,181	\$75,000	\$501,181	\$497,109
2024	\$426,181	\$75,000	\$501,181	\$451,917
2023	\$401,093	\$75,000	\$476,093	\$410,834
2022	\$335,058	\$65,000	\$400,058	\$373,485
2021	\$274,532	\$65,000	\$339,532	\$339,532
2020	\$253,000	\$65,000	\$318,000	\$318,000

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.