



**Address:** [5856 CANYON OAKS LN](#)  
**City:** FORT WORTH  
**Georeference:** 31623S-2-9  
**Subdivision:** PARK OF FOSSIL CREEK, THE  
**Neighborhood Code:** 3K100A

**Latitude:** 32.8508719799  
**Longitude:** -97.2908253894  
**TAD Map:**  
**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 9 66.67% UNDIVIDED INTEREST

**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 APP (018)

**Site Number:** 800022080  
**Site Name:** PARK OF FOSSIL CREEK, THE 2 9 66.67% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size+++:** 2,272

**State Code:** A **Percent Complete:** 100%

**Year Built:** 2017 **Land Sqft\*:** 5,619

**Personal Property Account:** N/A **Land Acres\*:** 0.1290

**Agent:** None **Pool:** N

**Notice Sent Date:**

4/15/2025

**Notice Value:** \$285,579

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

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

NAIK KASHYAP

NAIK MANSI

**Primary Owner Address:**

5856 CANYON OAKS LN  
FORT WORTH, TX 76137

**Deed Date:** 1/1/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217221825](#)



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	\$235,577	\$50,002	\$285,579	\$285,579
2024	\$235,577	\$50,002	\$285,579	\$260,393
2023	\$221,802	\$50,002	\$271,804	\$236,721
2022	\$185,540	\$43,336	\$228,876	\$215,201
2021	\$152,301	\$43,336	\$195,637	\$195,637
2020	\$152,685	\$43,336	\$196,021	\$196,021

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.