



Address: [7350 CANYON PARK DR](#)
City: FORT WORTH
Georeference: 7850B-1-5
Subdivision: COLUMBUS TRAIL ADDN
Neighborhood Code: Food Service General

Latitude: 32.6333266371
Longitude: -97.4066184787
TAD Map: 2024-348
MAPSCO: TAR-102M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLUMBUS TRAIL ADDN Block
1 Lot 5

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$912,864

Protest Deadline Date: 5/31/2024

Site Number: 800086439

Site Name: Vacant land

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 57,054

Land Acres^{*}: 1.3100

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:

DIRECT PATH LLC

Primary Owner Address:

6424 COLLEYVILLE BLVD SUITE 120
COLLEYVILLE, TX 76034

Deed Date: 3/15/2024

Deed Volume:

Deed Page:

Instrument: [D224045197](#)

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	\$0	\$912,864	\$912,864	\$912,864
2024	\$0	\$570,540	\$570,540	\$85,582
2023	\$0	\$71,318	\$71,318	\$71,318
2022	\$0	\$71,318	\$71,318	\$71,318
2021	\$0	\$71,318	\$71,318	\$71,318
2020	\$0	\$71,318	\$71,318	\$71,318

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

There are no exemptions for this property

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.