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**Address:** [7345 CANYON PARK DR](#)  
**City:** FORT WORTH  
**Georeference:** 7850B-1-10  
**Subdivision:** COLUMBUS TRAIL ADDN  
**Neighborhood Code:** Day Care General

**Latitude:** 32.6338328475  
**Longitude:** -97.4067124781  
**TAD Map:** 2024-348  
**MAPSCO:** TAR-102M



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

## PROPERTY DATA

**Legal Description:** COLUMBUS TRAIL ADDN Block  
1 Lot 10

**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)

**Site Number:** 800060813

**Site Name:** THE LEARNING EXPERIENCE DAYCARE

**Site Class:** DayCare - Day Care Center

**Parcels:** 1

**Primary Building Name:** LEARNING EXPERIENCE / 42544902

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 10,000

**Net Leasable Area<sup>+++</sup>:** 10,000

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 55,005

**Land Acres<sup>\*</sup>:** 1.2630

**Pool:** N

**State Code:** F1

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$2,493,750

**Protest Deadline Date:** 5/31/2024

<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:**

DDP FORT WORTH LP

**Primary Owner Address:**

210 HILLSBORO TECHNOLOGY DR  
DEERFIELD BEACH, FL 33441

**Deed Date:** 3/31/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221089508](#)

## 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	\$1,613,670	\$880,080	\$2,493,750	\$2,493,750
2024	\$2,167,789	\$880,080	\$3,047,869	\$2,660,000
2023	\$2,147,911	\$68,756	\$2,216,667	\$2,216,667
2022	\$0	\$68,756	\$68,756	\$68,756
2021	\$0	\$68,756	\$68,756	\$68,756
2020	\$0	\$68,756	\$68,756	\$68,756

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.