

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42544902

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) Site Number: 800060813

**TARRANT COUNTY (220)** 

TARRANT REGIONAL WATER DISTRICT (223)

Site Class: DayCare - Day Care Center TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

CROWLEY ISD (912) Primary Building Name: LEARNING EXPERIENCE / 42544902

State Code: F1 Primary Building Type: Commercial Year Built: 2022 Gross Building Area+++: 10,000 Personal Property Account: N/A Net Leasable Area+++: 10,000

Agent: None Percent Complete: 100%

Notice Sent Date: 5/1/2025 **Land Sqft\*:** 55,005 Notice Value: \$2,493,750 Land Acres\*: 1.2630

Protest Deadline Date: 5/31/2024 Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** DDP FORT WORTH LP

**Primary Owner Address:** 

210 HILLSBORO TECHNOLOGY DR DEERFIELD BEACH, FL 33441

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

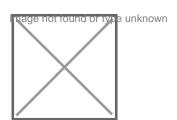
**Deed Volume: Deed Page:** 

Instrument: D221089508

## **VALUES**

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



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.