

## LOCATION

**Address:** [3851 BLACK CANYON RD](#)  
**City:** FORT WORTH  
**Georeference:** 31300-16-26  
**Subdivision:** OVERTON WEST ADDITION  
**Neighborhood Code:** 4T021A

**Latitude:** 32.6935790609  
**Longitude:** -97.3960178458  
**TAD Map:** 2030-372  
**MAPSCO:** TAR-089A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OVERTON WEST ADDITION  
 Block 16 Lot 26

**Jurisdictions:**  
 CITY OF FORT WORTH (026)  
 TARRANT COUNTY (220)  
 TARRANT REGIONAL WATER DISTRICT (223)  
 TARRANT COUNTY HOSPITAL (224)  
 TARRANT COUNTY COLLEGE (225)  
 FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 1972  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 02105020  
**Site Name:** OVERTON WEST ADDITION-16-26  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,386  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,128  
**Land Acres<sup>\*</sup>:** 0.3472  
**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:**  
 BUCHANAN DAVID S  
 BUCHANAN KRISTEN  
**Primary Owner Address:**  
 3851 BLACK CANYON RD  
 FORT WORTH, TX 76109-3215

**Deed Date:** 4/11/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212090954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COHN MACK S EST	12/31/1900	00000000000000	0000000	0000000

## VALUES

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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	\$0	\$0	\$0	\$0
2024	\$485,726	\$180,000	\$665,726	\$661,100
2023	\$421,000	\$180,000	\$601,000	\$601,000
2022	\$386,976	\$180,000	\$566,976	\$566,976
2021	\$361,846	\$180,000	\$541,846	\$541,846
2020	\$361,846	\$180,000	\$541,846	\$541,846

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

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- 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.