



## LOCATION

**Address:** [3801 BLACK CANYON RD](#)  
**City:** FORT WORTH  
**Georeference:** 31300-16-28  
**Subdivision:** OVERTON WEST ADDITION  
**Neighborhood Code:** 4T021A

**Latitude:** 32.6941364706  
**Longitude:** -97.3964235031  
**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 28

**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:** 02105047  
**Site Name:** OVERTON WEST ADDITION-16-28  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,234  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,462  
**Land Acres<sup>\*</sup>:** 0.3090  
**Pool:** N

<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:**

ERWIN CHARLES  
ERWIN JAMIE

**Primary Owner Address:**

3801 BLACK CANYON RD  
FORT WORTH, TX 76109-3215

**Deed Date:** 5/20/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213127115](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUXEL ALLISON;HUXEL JACK	3/29/2011	<a href="#">D211075340</a>	0000000	0000000
FOX BETTY C	12/31/1900	0000000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$837,783	\$180,000	\$1,017,783	\$1,017,783
2023	\$820,000	\$180,000	\$1,000,000	\$990,000
2022	\$720,000	\$180,000	\$900,000	\$900,000
2021	\$380,000	\$180,000	\$560,000	\$560,000
2020	\$380,000	\$180,000	\$560,000	\$560,000

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.