



Address: [2317 CANYONWOOD DR](#)
City: ARLINGTON
Georeference: 18525-1-2
Subdivision: HILLVALLEY ESTATES
Neighborhood Code: 1X110B

Latitude: 32.7737713222
Longitude: -97.1267665523
TAD Map: 2114-400
MAPSCO: TAR-068Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLVALLEY ESTATES Block 1
Lot 2

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$436,343

Protest Deadline Date: 5/24/2024

Site Number: 01305840

Site Name: HILLVALLEY ESTATES-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,885

Percent Complete: 100%

Land Sqft^{*}: 15,360

Land Acres^{*}: 0.3526

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

COTHRAN ROBERT

Primary Owner Address:

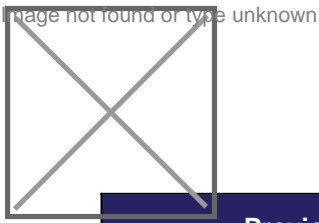
2317 CANYONWOOD DR
ARLINGTON, TX 76012-5504

Deed Date: 9/24/2009

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D209259912](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HICKS JOHN	3/17/1999	00137170000160	0013717	0000160
LEUCHT C E JR;LEUCHT PATRICIA A	9/2/1997	00128950000509	0012895	0000509
ATFIELD CLAYTON;ATFIELD PAULA	6/10/1986	00085750002332	0008575	0002332
BROKERS MORTG SERVICES INC	9/4/1985	00082860000206	0008286	0000206
DEERE BARBARA;DEERE GARY M	11/12/1984	00080080002066	0008008	0002066
R & F CONSTRUCTION CO INC	12/12/1983	00076890000654	0007689	0000654
W. T. ROBINSON	12/31/1900	00000000000000	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 ⁺
2025	\$361,343	\$75,000	\$436,343	\$326,494
2024	\$361,343	\$75,000	\$436,343	\$296,813
2023	\$363,045	\$75,000	\$438,045	\$269,830
2022	\$256,113	\$75,000	\$331,113	\$245,300
2021	\$148,000	\$75,000	\$223,000	\$223,000
2020	\$148,000	\$75,000	\$223,000	\$223,000

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.