



Address: [2307 CANYONWOOD DR](#)
City: ARLINGTON
Georeference: 18525-1-6
Subdivision: HILLVALLEY ESTATES
Neighborhood Code: 1X110B

Latitude: 32.7727928919
Longitude: -97.1267689785
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 6

Jurisdictions:

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

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 01305883

Site Name: HILLVALLEY ESTATES-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,146

Percent Complete: 100%

Land Sqft^{*}: 17,472

Land Acres^{*}: 0.4011

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:

BROWN ALEXA LAUREN

BROWN NATHAN DAVID

Primary Owner Address:

2307 CANYONWOOD DR

ARLINGTON, TX 76012

Deed Date: 5/4/2022

Deed Volume:

Deed Page:

Instrument: [D222116916](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACKSON NOAH JR	9/16/2016	D216217863		
ZIPP PAMELA MARIE	7/13/2004	D204222137	0000000	0000000
ZIPP ERIC S;ZIPP PAMELA M	12/31/1900	000000000000000	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	\$285,000	\$75,000	\$360,000	\$360,000
2024	\$285,000	\$75,000	\$360,000	\$360,000
2023	\$303,386	\$75,000	\$378,386	\$378,386
2022	\$230,878	\$75,000	\$305,878	\$268,056
2021	\$168,687	\$75,000	\$243,687	\$243,687
2020	\$170,092	\$75,000	\$245,092	\$245,092

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.