



Address: [312 WOODARD LN](#)
City: AZLE
Georeference: 21330--3C
Subdivision: IVY, ROY ADDITION
Neighborhood Code: 2Y200A

Latitude: 32.8959424437
Longitude: -97.5358270132
TAD Map: 1988-444
MAPSCO: TAR-029F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: IVY, ROY ADDITION Lot 3C
Jurisdictions:
CITY OF AZLE (001)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
AZLE ISD (915)
State Code: A
Year Built: 1977
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$266,719
Protest Deadline Date: 5/24/2024

Site Number: 01440950
Site Name: IVY, ROY ADDITION-3C
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,887
Percent Complete: 100%
Land Sqft^{*}: 12,088
Land Acres^{*}: 0.2775
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:
COMEANS KEVIN B
COMEANS GINA
Primary Owner Address:
312 WOODARD LN
AZLE, TX 76020-3244

Deed Date: 5/19/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210123738](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROYCE WELLS PROPERTIES LLC	7/21/2009	D209202221	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	11/4/2008	D208422629	0000000	0000000
LUNSFORD MYRNA L	3/22/2006	D206091488	0000000	0000000
GEARY JERI A;GEARY RONALD L	2/15/1996	00122650000952	0012265	0000952
ESTEP BARBARA	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	\$225,094	\$41,625	\$266,719	\$266,719
2024	\$225,094	\$41,625	\$266,719	\$234,434
2023	\$249,614	\$41,625	\$291,239	\$213,122
2022	\$202,240	\$19,425	\$221,665	\$193,747
2021	\$180,227	\$19,425	\$199,652	\$176,134
2020	\$169,374	\$9,712	\$179,086	\$160,122

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

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.