



**Address:** [601 CANYON CREEK TR](#)  
**City:** FORT WORTH  
**Georeference:** 47525-32-18  
**Subdivision:** WOODHAVEN CNTRY CLUB ESTATES  
**Neighborhood Code:** 1H020E

**Latitude:** 32.7714640646  
**Longitude:** -97.220131829  
**TAD Map:** 2084-400  
**MAPSCO:** TAR-066N



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WOODHAVEN CNTRY CLUB  
ESTATES Block 32 Lot 18

**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:** 2024  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$476,425  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03617289  
**Site Name:** WOODHAVEN CNTRY CLUB ESTATES-32-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,896  
**Percent Complete:** 60%  
**Land Sqft<sup>\*</sup>:** 45,260  
**Land Acres<sup>\*</sup>:** 1.0390  
**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:**  
MATEHUALA ADRIAN G  
**Primary Owner Address:**  
3728 MATSON ST  
N RICHLAND HILLS, TX 76117

**Deed Date:** 1/30/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217025512](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAM KRISTN ELIZABETH	11/18/2016	<a href="#">D216272896</a>		
RAM KRISTIN E	11/18/2016	<a href="#">D216272896</a>		
HONECKER KRISTIN;RAM NARAYAN J	9/14/2014	<a href="#">D214224350</a>		
JIMJEN C LLC	7/7/2014	<a href="#">D214158321</a>	0000000	0000000
GRIFFITH CLIFF	7/17/1995	00120320002019	0012032	0002019
BROOKLYN CORP THE	5/15/1995	00119680001972	0011968	0001972
AMWEST SAVINGS ASSN	3/13/1993	00109800000910	0010980	0000910
MYERS MICHAEL TR	12/31/1900	00000000000000	0000000	0000000
WOODHAVEN DEV CO INC	12/30/1900	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 <sup>+</sup>
2025	\$396,165	\$80,260	\$476,425	\$429,165
2024	\$0	\$27,500	\$27,500	\$27,500
2023	\$0	\$27,500	\$27,500	\$27,500
2022	\$0	\$15,000	\$15,000	\$15,000
2021	\$0	\$15,000	\$15,000	\$15,000
2020	\$0	\$15,000	\$15,000	\$15,000

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

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.