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Address: [308 CANYON CREEK TR](#)
City: FORT WORTH
Georeference: 47525-32-5
Subdivision: WOODHAVEN CNTRY CLUB ESTATES
Neighborhood Code: 1H020E

Latitude: 32.7750557744
Longitude: -97.2210045493
TAD Map: 2084-400
MAPSCO: TAR-066N



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

PROPERTY DATA

Legal Description: WOODHAVEN CNTRY CLUB
ESTATES Block 32 Lot 5

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)

Site Number: 05672155

Site Name: WOODHAVEN CNTRY CLUB ESTATES-32-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,761

Percent Complete: 100%

Land Sqft^{*}: 47,079

Land Acres^{*}: 1.0807

Pool: Y

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$587,672

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BROOKS RENEE HIGGINBOTHAM

Primary Owner Address:

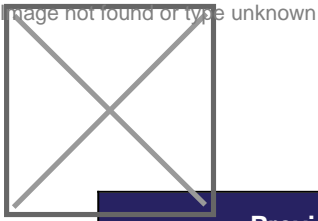
308 CANYON CREEK TR
FORT WORTH, TX 76112-1147

Deed Date: 12/1/1995

Deed Volume: 0012232

Deed Page: 0000220

Instrument: 00122320000220



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROOKS CLARENCE;BROOKS RENEE	5/31/1989	00096070002188	0009607	0002188
NEWELL CARLA;NEWELL KENNETH B	1/1/1901	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	\$532,672	\$55,000	\$587,672	\$556,862
2024	\$532,672	\$55,000	\$587,672	\$506,238
2023	\$545,976	\$55,000	\$600,976	\$460,216
2022	\$388,378	\$30,000	\$418,378	\$418,378
2021	\$381,607	\$30,000	\$411,607	\$407,345
2020	\$340,314	\$30,000	\$370,314	\$370,314

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.