



Address: [304 CANYON CREEK TR](#)
City: FORT WORTH
Georeference: 47525-32-6B
Subdivision: WOODHAVEN CNTRY CLUB ESTATES
Neighborhood Code: 1H020E

Latitude: 32.7756612208
Longitude: -97.2211613297
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 6B

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: 1985
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 06189563
Site Name: WOODHAVEN CNTRY CLUB ESTATES-32-6B
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,947
Percent Complete: 100%
Land Sqft^{*}: 67,605
Land Acres^{*}: 1.5519
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:
WASELL KAREN
WASELL BRETT
Primary Owner Address:
PO BOX 24400
FORT WORTH, TX 76124-1400

Deed Date: 9/14/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212233995](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGARRY BERNARD G ESTAT JR	4/25/2012	0000000000000000	0000000	0000000
MCGARRY BERNARD G JR	8/21/1987	0000000000000000	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	\$460,988	\$55,000	\$515,988	\$515,988
2024	\$460,988	\$55,000	\$515,988	\$515,988
2023	\$490,449	\$55,000	\$545,449	\$545,449
2022	\$337,613	\$30,000	\$367,613	\$367,613
2021	\$331,942	\$30,000	\$361,942	\$361,942
2020	\$297,101	\$30,000	\$327,101	\$327,101

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.