



**Address:** [203 CANYON CT](#)  
**City:** KELLER  
**Georeference:** 46258H-3-6  
**Subdivision:** WESTPARK ADDITION-KELLER  
**Neighborhood Code:** 3K350E

**Latitude:** 32.9234798977  
**Longitude:** -97.2515029936  
**TAD Map:** 2072-456  
**MAPSCO:** TAR-023P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTPARK ADDITION-KELLER  
Block 3 Lot 6

**Jurisdictions:**

CITY OF KELLER (013)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$463,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07196490

**Site Name:** WESTPARK ADDITION-KELLER-3-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,528

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,307

**Land Acres<sup>\*</sup>:** 0.3284

**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:**

BOWERS II THEO EDWARD  
BOWERS SARAH KAY

**Primary Owner Address:**

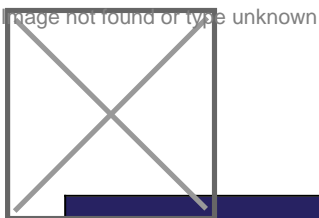
203 CANYON CT  
KELLER, TX 76248

**Deed Date:** 5/30/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224101526](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILE HIGH BORROWER TRS 1 (VALUE) LLC	2/13/2024	<a href="#">D224031461</a>		
MILE HIGH BORROWER 1 (VALUE) LLC	9/27/2022	<a href="#">D222253629</a>		
OFFERPAD SPE BORROWER A LLC	6/14/2022	<a href="#">D222153921</a>		
GUO AIFANG;YAN JERRY	5/23/2017	<a href="#">D217116401</a>		
MILDRED COLIN;MILDRED ERIKA	5/6/2014	<a href="#">D214093365</a>	0000000	0000000
HERNANDEZ EMILY;HERNANDEZ R M	4/17/2006	<a href="#">D206128189</a>	0000000	0000000
HART JON R	2/17/2005	<a href="#">D205053225</a>	0000000	0000000
JACK BROCK BUILDERS	1/1/1998	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 <sup>+</sup>
2025	\$378,000	\$85,000	\$463,000	\$463,000
2024	\$378,000	\$85,000	\$463,000	\$463,000
2023	\$418,000	\$85,000	\$503,000	\$503,000
2022	\$344,489	\$55,000	\$399,489	\$364,691
2021	\$276,537	\$55,000	\$331,537	\$331,537
2020	\$276,537	\$55,000	\$331,537	\$331,537

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.