



Address: [204 CANYON CT](#)
City: KELLER
Georeference: 46258H-3-8
Subdivision: WESTPARK ADDITION-KELLER
Neighborhood Code: 3K350E

Latitude: 32.9229237461
Longitude: -97.2515898828
TAD Map: 2072-456
MAPSCO: TAR-023T



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 8

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

State Code: A
Year Built: 2004
Personal Property Account: N/A
Agent: OCONNOR & ASSOCIATES (00436)
Protest Deadline Date: 5/24/2024

Site Number: 07196512
Site Name: WESTPARK ADDITION-KELLER-3-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,489
Percent Complete: 100%
Land Sqft^{*}: 14,297
Land Acres^{*}: 0.3282
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:
SMITH STEVEN WILLIAM
SMITH JOAN LESLEY
Primary Owner Address:
204 CANYON CT
KELLER, TX 76248

Deed Date: 12/16/2020
Deed Volume:
Deed Page:
Instrument: [D220332381](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PLANZ JOHN V	1/19/2005	D205021167	0000000	0000000
JACK BROCK BUILDERS	1/1/1998	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	\$385,471	\$85,000	\$470,471	\$470,471
2024	\$405,074	\$85,000	\$490,074	\$490,074
2023	\$408,000	\$85,000	\$493,000	\$468,970
2022	\$371,336	\$55,000	\$426,336	\$426,336
2021	\$340,863	\$55,000	\$395,863	\$395,863
2020	\$311,432	\$55,000	\$366,432	\$366,432

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.