



**Address:** [449 CANVAS CT](#)  
**City:** CROWLEY  
**Georeference:** 8661K-1-14  
**Subdivision:** CREEKSIDE  
**Neighborhood Code:** A4S010R

**Latitude:** 32.5706079071  
**Longitude:** -97.365403386  
**TAD Map:** 2036-328  
**MAPSCO:** TAR-118N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CREEKSIDE Block 1 Lot 14

**Jurisdictions:**

CITY OF CROWLEY (006)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 40872149

**Site Name:** CREEKSIDE-1-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,235

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,800

**Land Acres<sup>\*</sup>:** 0.1101

**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:**

ZHOU WEINING

**Primary Owner Address:**

610 LEVEE PL  
COPPELL, TX 75019

**Deed Date:** 12/13/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217001250](#)

| Previous Owners                             | Date      | Instrument                 | Deed Volume | Deed Page |
|---------------------------------------------|-----------|----------------------------|-------------|-----------|
| EMD PROPERTIES LLC;KEVIN CLARE HOLDINGS LLC | 7/29/2016 | <a href="#">D216174761</a> |             |           |
| MM CROWN VALLEY RENTAL INVESTMENTS LLC      | 3/27/2015 | <a href="#">D215065177</a> |             |           |
| CTMGT ONE CREEKSIDE FL-I LLC                | 8/22/2013 | <a href="#">D213282206</a> | 0000000     | 0000000   |
| MM CREEKSIDE CROWLEY LLC                    | 1/1/2005  | 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 | \$164,000          | \$25,000    | \$189,000    | \$189,000                    |
| 2024 | \$184,000          | \$25,000    | \$209,000    | \$209,000                    |
| 2023 | \$184,000          | \$25,000    | \$209,000    | \$209,000                    |
| 2022 | \$145,000          | \$25,000    | \$170,000    | \$170,000                    |
| 2021 | \$106,000          | \$25,000    | \$131,000    | \$131,000                    |
| 2020 | \$106,000          | \$25,000    | \$131,000    | \$131,000                    |

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.