



**Address:** [441 CANVAS CT](#)  
**City:** CROWLEY  
**Georeference:** 8661K-1-16  
**Subdivision:** CREEKSIDE  
**Neighborhood Code:** A4S010R

**Latitude:** 32.570612049  
**Longitude:** -97.3651015766  
**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 16

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 40872165

**Site Name:** CREEKSIDE-1-16

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,224

**Land Acres<sup>\*</sup>:** 0.0969

**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:**

XU WEIBIN

**Primary Owner Address:**

1410 PECOS DR  
SOUTHLAKE, TX 76092

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

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216298693](#)

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	\$155,957	\$25,000	\$180,957	\$180,957
2024	\$185,000	\$25,000	\$210,000	\$210,000
2023	\$192,000	\$25,000	\$217,000	\$217,000
2022	\$148,056	\$25,000	\$173,056	\$173,056
2021	\$109,000	\$25,000	\$134,000	\$134,000
2020	\$109,000	\$25,000	\$134,000	\$134,000

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.