



Address: [3708 CANYON PASS TR](#)
City: TARRANT COUNTY
Georeference: 37447-4-7
Subdivision: SANTA FE ESTATES
Neighborhood Code: 1A030N

Latitude: 32.5637720772
Longitude: -97.2582567416
TAD Map: 2072-324
MAPSCO: TAR-121S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SANTA FE ESTATES Block 4 Lot 7

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40899136

Site Name: SANTA FE ESTATES-4-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,383

Percent Complete: 100%

Land Sqft^{*}: 46,870

Land Acres^{*}: 1.0760

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BRAUER PHILIP RAY

BRAUER SARAH

Primary Owner Address:

3708 CANYON PASS TRAIL

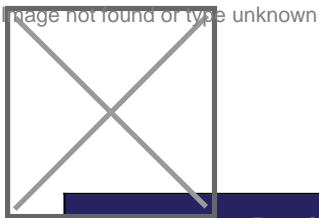
BURLESON, TX 76028

Deed Date: 3/17/2023

Deed Volume:

Deed Page:

Instrument: [D223045347](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOHUSLAV GARY;BOHUSLAV MONICA B	7/1/2012	D212183084	0000000	0000000
BURMASTER NANCY;BURMASTER STEVEN	6/5/2008	D208218032	0000000	0000000
BEDROCK HOMES LLC	4/26/2007	D207156241	0000000	0000000
SANTA FE REAL PROP DEV LP	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 ⁺
2025	\$571,200	\$98,800	\$670,000	\$670,000
2024	\$571,200	\$98,800	\$670,000	\$670,000
2023	\$494,117	\$98,040	\$592,157	\$526,422
2022	\$418,973	\$61,520	\$480,493	\$478,565
2021	\$373,539	\$61,520	\$435,059	\$435,059
2020	\$373,539	\$61,520	\$435,059	\$435,059

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.