



Address: [2604 TRIANGLE LEAF DR](#)
City: FORT WORTH
Georeference: 44715T-163-8
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9392919629
Longitude: -97.3058800662
TAD Map: 2054-460
MAPSCO: TAR-021M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND SPRINGS W Block 163 Lot 8

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 2013
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$367,581
Protest Deadline Date: 5/24/2024

Site Number: 41116992
Site Name: VILLAGES OF WOODLAND SPRINGS W-163-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,779
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

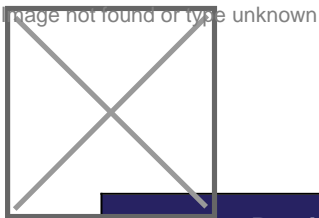
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
ALARUS GROUP LLC
Primary Owner Address:
539 W COMMERCE ST 3125
DALLAS, TX 75208

Deed Date: 1/17/2025
Deed Volume:
Deed Page:
Instrument: [D225008911](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANLEY CAROLYN;DANLEY MICHAEL	6/18/2014	D214129186	0000000	0000000
DR HORTON - TEXAS LTD	7/17/2013	D213189249	0000000	0000000
HARMONY HOMES TEXAS LLC	8/17/2012	D212202784	0000000	0000000
JBGL HH LLC	2/4/2011	D211031458	0000000	0000000
UDF WOODLAND SPRINGS LP	4/7/2009	D209092343	0000000	0000000
ONE WOODLAND SPRINGS LTD	1/1/2006	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	\$297,581	\$70,000	\$367,581	\$317,298
2024	\$297,581	\$70,000	\$367,581	\$288,453
2023	\$303,064	\$70,000	\$373,064	\$262,230
2022	\$266,153	\$50,000	\$316,153	\$238,391
2021	\$215,381	\$50,000	\$265,381	\$216,719
2020	\$197,556	\$50,000	\$247,556	\$197,017

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.