



Address: [2612 TRIANGLE LEAF DR](#)
City: FORT WORTH
Georeference: 44715T-163-10
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9392898879
Longitude: -97.305554183
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 10

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: 2010

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 41117026

Site Name: VILLAGES OF WOODLAND SPRINGS W-163-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,736

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:

ZHANG QIANYUN

LIU KEZHEN

Primary Owner Address:

5349 RANCHO DEL SUR DR
FREMONT, CA 94555

Deed Date: 7/8/2021

Deed Volume:

Deed Page:

Instrument: [D221200233](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARSHALL TYNISHA	1/10/2011	D211013807	0000000	0000000
CHELDAN MM LLC	5/6/2010	D210116256	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	\$203,503	\$70,000	\$273,503	\$273,503
2024	\$257,000	\$70,000	\$327,000	\$327,000
2023	\$287,840	\$70,000	\$357,840	\$357,840
2022	\$252,860	\$50,000	\$302,860	\$302,860
2021	\$204,730	\$50,000	\$254,730	\$254,730
2020	\$185,986	\$50,000	\$235,986	\$235,986

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.