



**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<sup>+++</sup>:** 1,736

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

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	<a href="#">D211013807</a>	0000000	0000000
CHELDAN MM LLC	5/6/2010	<a href="#">D210116256</a>	0000000	0000000
UDF WOODLAND SPRINGS LP	4/7/2009	<a href="#">D209092343</a>	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 <sup>+</sup>
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.