



Address: [2612 CANYON WREN LN](#)
City: FORT WORTH
Georeference: 44715T-176-35
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9424512962
Longitude: -97.304135802
TAD Map: 2060-464
MAPSCO: TAR-021H



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 176 Lot 35

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: A
Year Built: 2014
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$403,834
Protest Deadline Date: 5/24/2024

Site Number: 41643321
Site Name: VILLAGES OF WOODLAND SPRINGS W-176-35
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,220
Percent Complete: 100%
Land Sqft^{*}: 5,342
Land Acres^{*}: 0.1226
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:
CLAY AARON
Primary Owner Address:
2612 CANYON WREN LN
KELLER, TX 76244

Deed Date: 6/12/2024
Deed Volume:
Deed Page:
Instrument: 233-744185-23

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLAY AARON;CLAY NICOLE	9/28/2018	D218219402		
MONTANEZ JENNIFER R	1/13/2016	D216007567		
MOSS BRET A;MOSS MEGAN N	10/23/2014	D214233694		
DR HORTON - TEXAS LTD	1/1/2013	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	\$333,834	\$70,000	\$403,834	\$403,834
2024	\$333,834	\$70,000	\$403,834	\$387,536
2023	\$339,998	\$70,000	\$409,998	\$352,305
2022	\$278,143	\$50,000	\$328,143	\$320,277
2021	\$241,161	\$50,000	\$291,161	\$291,161
2020	\$221,063	\$50,000	\$271,063	\$271,063

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.