



Address: [2604 CANYON WREN LN](#)
City: FORT WORTH
Georeference: 44715T-176-37
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9423942063
Longitude: -97.3044664681
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 37

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 41643356
TARRANT COUNTY (220)	Site Name: VILLAGES OF WOODLAND SPRINGS W Block 176 Lot 37
TARRANT REGIONAL WATER DISTRICT (223)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (225)	Approximate Size⁺⁺⁺: 1,844
KELLER ISD (907)	Percent Complete: 100%
State Code: A	Land Sqft[*]: 5,461
Year Built: 2013	Land Acres[*]: 0.1253
Personal Property Account: N/A	Pool: N
Agent: None	
Notice Sent Date: 5/1/2025	
Notice Value: \$376,761	
Protest Deadline Date: 5/24/2024	

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SHRESTHA SANAM
Primary Owner Address:
2604 CANYON WREN LN
FORT WORTH, TX 76244

Deed Date: 5/8/2017
Deed Volume:
Deed Page:
Instrument: [D217102886](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARIAN LILY R	7/25/2016	D216167685		
RUSSELL CLIFTON R;RUSSELL LINDA	1/1/2015	D214062522		
MCCOMAS PEGGY;RUSSELL CLIFTON R;RUSSELL LINDA	3/28/2014	D214062522		
RUSSELL CLIFTON;RUSSELL LINDA	3/28/2014	D214062522	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2013	0000000000000000	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	\$306,761	\$70,000	\$376,761	\$376,761
2024	\$306,761	\$70,000	\$376,761	\$361,910
2023	\$312,419	\$70,000	\$382,419	\$329,009
2022	\$274,318	\$50,000	\$324,318	\$299,099
2021	\$221,908	\$50,000	\$271,908	\$271,908
2020	\$203,508	\$50,000	\$253,508	\$253,508

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.