

Tarrant Appraisal District

Property Information | PDF

Account Number: 41643402

Latitude: 32.9432103687

TAD Map: 2054-464 MAPSCO: TAR-021H

Longitude: -97.3063670466

Address: 2404 CANYON WREN LN

City: FORT WORTH

Georeference: 44715T-177-2

Subdivision: VILLAGES OF WOODLAND SPRINGS W

Neighborhood Code: 3K600B

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

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND

SPRINGS W Block 177 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 41643402

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223)

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 2,238 KELLER ISD (907) State Code: A Percent Complete: 100%

Year Built: 2014 **Land Sqft***: 6,176 Personal Property Account: N/A Land Acres*: 0.1417

Agent: RESOLUTE PROPERTY TAX SOLUTION (200988)

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 11/30/2018

GUO XIN Deed Volume: Primary Owner Address:

Deed Page: PO BOX 271404

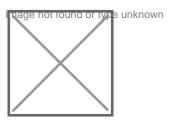
Instrument: D218264497 FLOWER MOUND, TX 75028

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEISER ROBERT;COPE-BEISER MARGARETE	3/5/2015	D215047177		
DR HORTON - TEXAS LTD	1/1/2013	00000000000000	0000000	0000000

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



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	\$310,877	\$70,000	\$380,877	\$380,877
2024	\$310,877	\$70,000	\$380,877	\$380,877
2023	\$325,000	\$70,000	\$395,000	\$395,000
2022	\$213,000	\$50,000	\$263,000	\$263,000
2021	\$213,000	\$50,000	\$263,000	\$263,000
2020	\$214,500	\$50,000	\$264,500	\$264,500

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.