



**Address:** [2404 CANYON WREN LN](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-177-2  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9432103687  
**Longitude:** -97.3063670466  
**TAD Map:** 2054-464  
**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 177 Lot 2

**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:** RESOLUTE PROPERTY TAX SOLUTIONS (000988)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41643402  
**Site Name:** VILLAGES OF WOODLAND SPRINGS W-177-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,238  
**Percent Complete:** 100%  
**Land Sqft\*:** 6,176  
**Land Acres\*:** 0.1417

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
GUO XIN  
**Primary Owner Address:**  
PO BOX 271404  
FLOWER MOUND, TX 75028

**Deed Date:** 11/30/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218264497](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEISER ROBERT;COPE-BEISER MARGARETE	3/5/2015	<a href="#">D215047177</a>		
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 <sup>+</sup>
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.

+ 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.