



Address: [2516 CANYON WREN LN](#)
City: FORT WORTH
Georeference: 44715T-177-12
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9423863008
Longitude: -97.3053666413
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 12

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)

Site Number: 41643526

Site Name: VILLAGES OF WOODLAND SPRINGS W-177-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,440

Percent Complete: 100%

Land Sqft^{*}: 5,837

Land Acres^{*}: 0.1339

Pool: N

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: None

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:

THAPA PHOM BAHADUR
TAMANG ABI MAYA

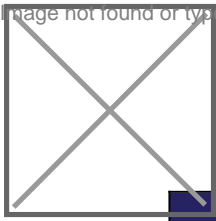
Primary Owner Address:
2516 CANYON WREN LN
FORT WORTH, TX 76244

Deed Date: 7/14/2022

Deed Volume:

Deed Page:

Instrument: [D222182053](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOEBEL TIMOTHY M	9/17/2020	D220237076		
VLK THOMAS	10/29/2014	D214237911		
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	\$282,527	\$70,000	\$352,527	\$352,527
2024	\$282,527	\$70,000	\$352,527	\$352,527
2023	\$352,244	\$70,000	\$422,244	\$422,244
2022	\$310,409	\$50,000	\$360,409	\$330,948
2021	\$250,862	\$50,000	\$300,862	\$300,862
2020	\$229,949	\$50,000	\$279,949	\$279,949

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.