

Tarrant Appraisal District

Property Information | PDF

Account Number: 03617157

Address: 300 CANYON CREEK TR

City: FORT WORTH Georeference: 47525-32-7

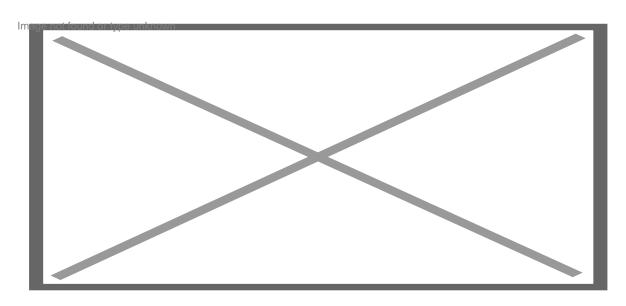
Subdivision: WOODHAVEN CNTRY CLUB ESTATES

Neighborhood Code: 1H020E

Latitude: 32.7758296875 Longitude: -97.2206745727

TAD Map: 2084-400 MAPSCO: TAR-066N





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

PROPERTY DATA

Legal Description: WOODHAVEN CNTRY CLUB

ESTATES Block 32 Lot 7

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 03617157

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: WOODHAVEN CNTRY CLUB ESTATES-32-7

Site Class: C1 - Residential - Vacant Land

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 0 State Code: C1 Percent Complete: 0%

Year Built: 0 Land Sqft*: 38,220 Personal Property Account: N/A Land Acres*: 0.8774

Agent: None Pool: N

Protest Deadline Date: 5/15/2025

03-17-2025 Page 1

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



OWNER INFORMATION

Current Owner:

WASSELL KAREN WASSELL BRETT

Primary Owner Address:

PO BOX 24400

FORT WORTH, TX 76124-1400

Deed Date: 9/14/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D212260514

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGARRY BERNARD G JR	11/16/1988	00094360001197	0009436	0001197
LATTIMORE JAMES P JR;LATTIMORE LIN	5/3/1985	00081700000367	0008170	0000367
MYERS MICHAEL TRUSTEE	12/31/1900	00000000000000	0000000	0000000
WOODHAVEN DEV CO INC	12/30/1900	00000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$0	\$55,000	\$55,000	\$55,000
2023	\$0	\$55,000	\$55,000	\$55,000
2022	\$0	\$30,000	\$30,000	\$30,000
2021	\$0	\$30,000	\$30,000	\$30,000
2020	\$0	\$30,000	\$30,000	\$30,000

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

03-17-2025 Page 2

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



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.

03-17-2025 Page 3