

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 03617165

Address: 301 CANYON CREEK TR

City: FORT WORTH **Georeference:** 47525-32-8

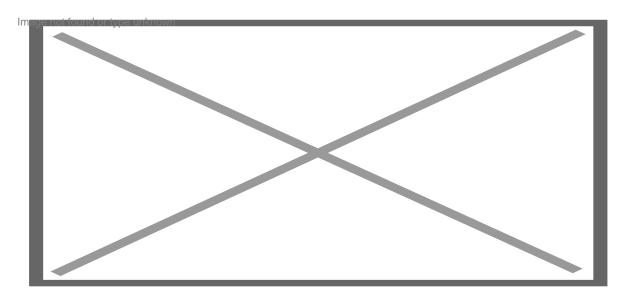
Subdivision: WOODHAVEN CNTRY CLUB ESTATES

Neighborhood Code: 1H020E

Latitude: 32.7755987778 Longitude: -97.2199524442

**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 8

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 03617165

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223) Site Name: WOODHAVEN CNTRY CLUB ESTATES-32-8

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 5,041 State Code: A Percent Complete: 100%

Year Built: 1986 Land Sqft\*: 34,320 Personal Property Account: N/A Land Acres\*: 0.7878

Agent: None Pool: Y

**Protest Deadline Date: 5/15/2025** 

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



## **OWNER INFORMATION**

Current Owner:
BECK HEATHER
Primary Owner Address:
301 CANYON CREEK TR
FORT WORTH, TX 76112-1146

Deed Date: 12/8/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D205376078

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GATLIN NANCY K;GATLIN STEPHEN A	3/26/1997	00127220002371	0012722	0002371
PURVIS KENNETH W	6/19/1990	00099610002126	0009961	0002126
PURVIS KENNETH W	9/10/1985	00083040001034	0008304	0001034
MCGRATH T T	1/18/1984	00077200001028	0007720	0001028
OFFETT CHARLIE	1/1/1901	00000000000000	0000000	0000000
WOODHAVEN DEV CO INC	12/31/1900	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	\$557,840	\$49,500	\$607,340	\$522,896
2023	\$568,201	\$49,500	\$617,701	\$475,360
2022	\$405,145	\$27,000	\$432,145	\$432,145
2021	\$397,888	\$27,000	\$424,888	\$419,097
2020	\$353,997	\$27,000	\$380,997	\$380,997

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

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



• 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.

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