



**Address:** [312 CANYON CREEK TR](#)  
**City:** FORT WORTH  
**Georeference:** 47525-32-4R  
**Subdivision:** WOODHAVEN CNTRY CLUB ESTATES  
**Neighborhood Code:** 1H020E

**Latitude:** 32.774634378  
**Longitude:** -97.2210110224  
**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 4R

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04855302

**Site Name:** WOODHAVEN CNTRY CLUB ESTATES-32-4R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,690

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 42,890

**Land Acres<sup>\*</sup>:** 0.9846

**Pool:** Y

+++ Rounded.

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



### OWNER INFORMATION

**Current Owner:**

TRAN DIEP

**Primary Owner Address:**

312 CANYON CREEK TR  
FORT WORTH, TX 76112-1147

**Deed Date:** 10/17/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-19-163814

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUYEN CHI	4/4/2001	00148180000517	0014818	0000517
WEBB DAVID;WEBB SUSAN	12/27/1985	00084080002279	0008408	0002279
LAO BENITO;WELCH CHARLES	1/11/1985	00080570000750	0008057	0000750
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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$532,279	\$55,000	\$587,279	\$506,563
2023	\$545,420	\$55,000	\$600,420	\$460,512
2022	\$388,647	\$30,000	\$418,647	\$418,647
2021	\$381,907	\$30,000	\$411,907	\$407,909
2020	\$340,826	\$30,000	\$370,826	\$370,826

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.