



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⁺⁺⁺: 4,690

Percent Complete: 100%

Land Sqft^{*}: 42,890

Land Acres^{*}: 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 ⁺
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.