



**Address:** [4116 CANYON TR](#)  
**City:** LAKE WORTH  
**Georeference:** 18090-4R-49R-70  
**Subdivision:** HIGHLAND LAKE ADDITION  
**Neighborhood Code:** 2N060K

**Latitude:** 32.8169625814  
**Longitude:** -97.4294570428  
**TAD Map:** 2018-416  
**MAPSCO:** TAR-046T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIGHLAND LAKE ADDITION  
Block 4R Lot 49R PER PLAT 388-15-513

**Jurisdictions:**

CITY OF LAKE WORTH (016)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
LAKE WORTH ISD (910)

**State Code:** A

**Year Built:** 1956

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01239988

**Site Name:** HIGHLAND LAKE ADDITION-4R-49R-70

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,452

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,749

**Land Acres<sup>\*</sup>:** 0.1549

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

TRINITY RIVER INVESTMENTS, LLC

**Primary Owner Address:**

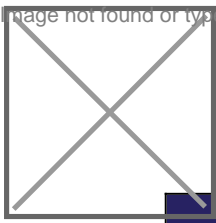
PO BOX 7522  
FORT WORTH, TX 76111

**Deed Date:** 7/13/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217163939](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YYP FUNDS INC	6/7/2017	<a href="#">D217132461</a>		
HINES KEVIN	12/15/2010	<a href="#">D210316940</a>	0000000	0000000
ANDREWS MARK T	7/13/2010	<a href="#">D210191161</a>	0000000	0000000
MOWERY RANDAL A ETAL	12/5/2009	<a href="#">D210191160</a>	0000000	0000000
MOWERY WILLIAM H EST	12/31/1900	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 <sup>+</sup>
2025	\$47,000	\$60,000	\$107,000	\$107,000
2024	\$52,592	\$60,000	\$112,592	\$112,592
2023	\$50,233	\$50,000	\$100,233	\$100,233
2022	\$37,742	\$50,000	\$87,742	\$87,742
2021	\$25,000	\$50,000	\$75,000	\$75,000
2020	\$25,000	\$50,000	\$75,000	\$75,000

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

There are no exemptions for this property

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.