



Address: [3524 CANYON RIDGE AVE](#)
City: FORT WORTH
Georeference: 28270-9-AA-C
Subdivision: NORMANDY PLACE ADDITION
Neighborhood Code: 1H040J

Latitude: 32.7393555683
Longitude: -97.2735274143
TAD Map: 2066-388
MAPSCO: TAR-078G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORMANDY PLACE ADDITION
Block 9 Lot AA

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: 1952

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$202,445

Protest Deadline Date: 5/15/2025

Site Number: 01877526

Site Name: NORMANDY PLACE ADDITION-9-AA-C

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,109

Percent Complete: 100%

Land Sqft^{*}: 6,811

Land Acres^{*}: 0.1563

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

VALDEZ GABRIEL

Primary Owner Address:

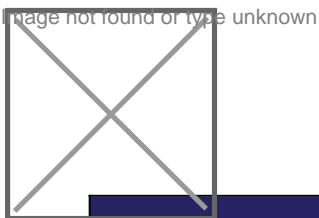
3524 CANYON RIDGE AVE
FORT WORTH, TX 76103

Deed Date: 12/7/2015

Deed Volume:

Deed Page:

Instrument: [D215275071](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALDEZ GABRIEL	12/7/2015	D215274926		
CERDA MANUELA CECILIA	9/11/2008	D208359196	0000000	0000000
IB PROPERTY HOLDINGS LLC	2/6/2008	D208047881	0000000	0000000
WILLIAMS EDWARD JAMES JR	2/28/2007	D207100541	0000000	0000000
LAYING ON THE BEACH INC	3/27/2006	D206107124	0000000	0000000
SECRETARY OF VETERAN AFFAIRS	12/6/2005	D205367796	0000000	0000000
FREEBURG WAYNE	5/6/2000	00143380000143	0014338	0000143
COOPER TROY	4/8/1996	00123440002387	0012344	0002387
ADMINISTRATOR VETERAN AFFAIRS	3/5/1996	00122820000661	0012282	0000661
COOPER TROY	4/1/1992	00105880000937	0010588	0000937
MINCHEW ALAN B;MINCHEW LAURA B	5/18/1987	00089520001926	0008952	0001926
ADMINISTRATOR VETERAN AFFAIRS	4/9/1986	00085110001915	0008511	0001915
AMERICAN NATIONAL MORT CO INC	4/2/1986	00085030001267	0008503	0001267
THOMAS DUANE C	12/7/1983	00076860001866	0007686	0001866
VERNON O LLOYD	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$182,012	\$20,433	\$202,445	\$139,541
2024	\$182,012	\$20,433	\$202,445	\$126,855
2023	\$152,807	\$20,433	\$173,240	\$115,323
2022	\$140,016	\$5,000	\$145,016	\$104,839
2021	\$120,282	\$5,000	\$125,282	\$95,308
2020	\$97,611	\$5,000	\$102,611	\$86,644



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.