



**Address:** [3520 CANYON RIDGE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28270-9-BB-C  
**Subdivision:** NORMANDY PLACE ADDITION  
**Neighborhood Code:** 1H040J

**Latitude:** 32.7393450041  
**Longitude:** -97.2736900258  
**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 BB

**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

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

**Site Number:** 01877534

**Site Name:** NORMANDY PLACE ADDITION-9-BB-C

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,078

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,615

**Land Acres<sup>\*</sup>:** 0.1518

**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:**

LOPEZ MIGUEL

LOPEZ MARIA CISNEROS

**Primary Owner Address:**

2808 E ROSEDALE ST  
FORT WORTH, TX 76105-1431

**Deed Date:** 10/1/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211132365](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOTT MELVIN;SCOTT SANDRA SCOTT	11/1/2007	<a href="#">D207389090</a>	0000000	0000000
MOURING JOHN A;MOURING LEIGH	6/15/1990	00099610001186	0009961	0001186
STANDRIDGE ED	6/21/1988	00093120000916	0009312	0000916
SECRETARY OF HUD	8/5/1987	00091000002075	0009100	0002075
MELLON FINANCIAL SERV CORP #8	8/4/1987	00090310000955	0009031	0000955
TIMMONS PAULINE;TIMMONS ROBERT	2/19/1986	00084590001899	0008459	0001899
CONNER DOROTHY;CONNER JAMIE	7/18/1985	00082480000918	0008248	0000918
BEN EVERLYN PATTON	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 <sup>+</sup>
2025	\$142,678	\$19,845	\$162,523	\$162,523
2024	\$142,678	\$19,845	\$162,523	\$162,523
2023	\$120,255	\$19,845	\$140,100	\$140,100
2022	\$110,615	\$5,000	\$115,615	\$115,615
2021	\$79,624	\$5,000	\$84,624	\$84,624
2020	\$74,650	\$5,000	\$79,650	\$79,650

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.