



Address: [3516 CANYON RIDGE AVE](#)
City: FORT WORTH
Georeference: 28270-9-CC-C
Subdivision: NORMANDY PLACE ADDITION
Neighborhood Code: 1H040J

Latitude: 32.7393125549
Longitude: -97.2738468899
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 CC

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: 1947

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$158,707

Protest Deadline Date: 5/24/2024

Site Number: 01877542

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

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++ : 1,040

Percent Complete: 100%

Land Sqft* : 6,370

Land Acres* : 0.1462

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:

WEBB MARY JEAN

Primary Owner Address:

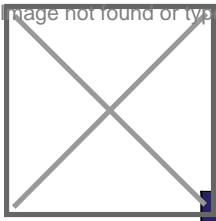
3516 CANYON RIDGE AVE
FORT WORTH, TX 76103-3010

Deed Date: 10/28/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206339450](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------|------------|------------------|-------------|-----------|
| CUSHMAN JAMES | 10/20/1995 | 00121550000007 | 0012155 | 0000007 |
| BRUNER GORDON C | 12/31/1900 | 0000000000000000 | 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 | \$139,597 | \$19,110 | \$158,707 | \$60,432 |
| 2024 | \$139,597 | \$19,110 | \$158,707 | \$54,938 |
| 2023 | \$105,329 | \$19,110 | \$124,439 | \$49,944 |
| 2022 | \$108,225 | \$5,000 | \$113,225 | \$45,404 |
| 2021 | \$75,731 | \$5,000 | \$80,731 | \$41,276 |
| 2020 | \$73,038 | \$5,000 | \$78,038 | \$37,524 |

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.