



Address: [3601 CANYON RIDGE AVE](#)
City: FORT WORTH
Georeference: 28270-12-B
Subdivision: NORMANDY PLACE ADDITION
Neighborhood Code: Community Facility General

Latitude: 32.7399204524
Longitude: -97.2725188658
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 12 Lot B

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: F1

Year Built: 1976

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 80868934

Site Name: 3601 CANYON RIDGE AVENUE

Site Class: ExGovt - Exempt-Government

Parcels: 2

Primary Building Name: 3601 CANYON RIDGE AVE / 01877747

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

FORT WORTH CITY OF

Primary Owner Address:

200 TEXAS ST
FT WORTH, TX 76102-6311

Deed Date: 8/6/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207275033](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------|------------|----------------------------|-------------|-----------|
| COX LANCASTER VENTURE LP | 7/30/2007 | D207266006 | 0000000 | 0000000 |
| THOMPSON THOMAS D TRUSTEE | 10/26/2006 | D206344146 | 0000000 | 0000000 |
| R E COX REALTY CO | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$36,260 | \$38,500 | \$74,760 | \$74,760 |
| 2024 | \$37,800 | \$38,500 | \$76,300 | \$76,300 |
| 2023 | \$37,800 | \$38,500 | \$76,300 | \$76,300 |
| 2022 | \$37,800 | \$7,000 | \$44,800 | \$44,800 |
| 2021 | \$23,625 | \$7,000 | \$30,625 | \$30,625 |
| 2020 | \$23,625 | \$7,000 | \$30,625 | \$30,625 |

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

- PUBLIC PROPERTY 11.11

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.