



Address: [3541 CANYON RIDGE AVE](#)
City: FORT WORTH
Georeference: 28270-12-D
Subdivision: NORMANDY PLACE ADDITION
Neighborhood Code: 1H040J

Latitude: 32.7399181764
Longitude: -97.2728677444
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 D

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

Protest Deadline Date: 5/24/2024

Site Number: 01877763

Site Name: NORMANDY PLACE ADDITION-12-D

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,214

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:

PEREZ JUANA

Primary Owner Address:

5728 STRAIGHTAWAY DR
HALTOM CITY, TX 76117

Deed Date: 9/26/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208372881](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OLMOS MARIA	9/19/2007	D207347041	0000000	0000000
FLORES JAMIE G;FLORES MARIA OLMOS	9/22/2006	D206330692	0000000	0000000
CALKINS JAMES EDWARD	5/11/2006	D206256508	0000000	0000000
FREEBURG WAYNE	10/15/1996	00125550000560	0012555	0000560
NOBLE IRA J	9/1/1995	00121110002311	0012111	0002311
JONES KAREN S	5/18/1992	00106410001237	0010641	0001237
NOBLE IRA J	12/20/1990	00101320000320	0010132	0000320
RALEY JACK	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	\$199,212	\$21,000	\$220,212	\$220,212
2024	\$199,212	\$21,000	\$220,212	\$220,212
2023	\$168,238	\$21,000	\$189,238	\$189,238
2022	\$154,688	\$5,000	\$159,688	\$159,688
2021	\$130,000	\$5,000	\$135,000	\$135,000
2020	\$109,433	\$5,000	\$114,433	\$114,433

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.