



Address: [3537 CANYON RIDGE AVE](#)
City: FORT WORTH
Georeference: 28270-12-E
Subdivision: NORMANDY PLACE ADDITION
Neighborhood Code: 1H040J

Latitude: 32.7399095906
Longitude: -97.2730359055
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 E

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: \$188,747
Protest Deadline Date: 5/24/2024

Site Number: 01877771
Site Name: NORMANDY PLACE ADDITION-12-E
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,388
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:
DELEON MICHAEL
Primary Owner Address:
3537 CANYON RIDGE AVE
FORT WORTH, TX 76103

Deed Date: 6/27/2024
Deed Volume:
Deed Page:
Instrument: [D224114002](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REALTRACT LLC	11/6/2023	D223203094		
PHILLIPS EQUITY CAPITAL LLC	10/5/2023	D223183096		
EMERY KAY LOUISE	9/9/2000	00145280000163	0014528	0000163
MAIN CAREY N	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	\$167,747	\$21,000	\$188,747	\$188,747
2024	\$167,747	\$21,000	\$188,747	\$188,747
2023	\$127,196	\$21,000	\$148,196	\$64,951
2022	\$121,777	\$5,000	\$126,777	\$59,046
2021	\$93,733	\$5,000	\$98,733	\$53,678
2020	\$87,767	\$5,000	\$92,767	\$48,798

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.