

Tarrant Appraisal District

Property Information | PDF

Account Number: 01877798

Address: 3533 CANYON RIDGE AVE

City: FORT WORTH
Georeference: 28270-12-F

Subdivision: NORMANDY PLACE ADDITION

Neighborhood Code: 1H040J

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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: NORMANDY PLACE ADDITION

Block 12 Lot F

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: 2008

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$334.266

Protest Deadline Date: 5/24/2024

**Site Number: 01877798** 

Site Name: NORMANDY PLACE ADDITION-12-F

Site Class: A1 - Residential - Single Family

Latitude: 32.7399018019

**TAD Map:** 2066-388 **MAPSCO:** TAR-078G

Longitude: -97.2732026804

Parcels: 1

Approximate Size+++: 2,014
Percent Complete: 100%

Land Sqft\*: 7,000 Land Acres\*: 0.1606

Pool: N

+++ Rounded.

### **OWNER INFORMATION**

**Current Owner:** 

MARTINEZ JOSE

MARTINEZ SHALIA PEREZ **Primary Owner Address:** 3533 CANYON RIDGE AVE FORT WORTH, TX 76103-3009 Deed Date: 1/30/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D207137536

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DURAN MARIA; DURAN RIGOBERTO	9/19/2006	D206330691	0000000	0000000
CALKINS JAMES	7/15/2006	D206283137	0000000	0000000
FREEBURG WAYNE	8/29/2003	D203329328	0017154	0000208
BANK OF THE WEST	11/5/2002	00161130000111	0016113	0000111
SAMBRANO CINDY	3/4/1999	00137080000125	0013708	0000125
FORT WORTH CITY OF ETAL	6/9/1997	00128120000564	0012812	0000564
WEBB JERRY	9/29/1987	00091010001331	0009101	0001331
BOLES ALAN MURPHY;BOLES DAVID	10/22/1986	00087220000395	0008722	0000395
PETTY C	10/21/1986	00087220000383	0008722	0000383
BOLES ALAN J MURPHY;BOLES DAVID	10/20/1986	00087220000381	0008722	0000381
SECRETARY OF HUD	6/2/1986	00085650000040	0008565	0000040
FLEET MORTGAGE CORP	5/27/1986	00085580001478	0008558	0001478
VALDEZ CHAROLETTE;VALDEZ ROBERT	12/31/1900	00000000000000	0000000	0000000

# **VALUES**

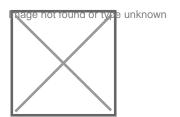
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$313,266	\$21,000	\$334,266	\$292,189
2024	\$313,266	\$21,000	\$334,266	\$265,626
2023	\$236,711	\$21,000	\$257,711	\$241,478
2022	\$224,776	\$5,000	\$229,776	\$219,525
2021	\$206,835	\$5,000	\$211,835	\$199,568
2020	\$176,425	\$5,000	\$181,425	\$181,425

 $\label{property} \ \ \text{Pending indicates that the property record has not yet been completed for the indicated tax year.}$ 

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<sup>+</sup> 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.

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