



Address: [3533 CANYON RIDGE AVE](#)
City: FORT WORTH
Georeference: 28270-12-F
Subdivision: NORMANDY PLACE ADDITION
Neighborhood Code: 1H040J

Latitude: 32.7399018019
Longitude: -97.2732026804
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 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

Parcels: 1

Approximate Size⁺⁺⁺: 2,014

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:

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](#)

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

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.