



Address: [3525 CANYON RIDGE AVE](#)
City: FORT WORTH
Georeference: 28270-12-H
Subdivision: NORMANDY PLACE ADDITION
Neighborhood Code: 1H040J

Latitude: 32.7398732673
Longitude: -97.2735352495
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 H

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: \$61,942

Protest Deadline Date: 5/24/2024

Site Number: 01877828

Site Name: NORMANDY PLACE ADDITION Block 12 Lot H

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,028

Percent Complete: 100%

Land Sqft^{*}: 7,448

Land Acres^{*}: 0.1710

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:

TLP PROPERTIES LLC

Primary Owner Address:

4848 LEMMON AVE STE 925
DALLAS, TX 75219

Deed Date: 7/31/2003

Deed Volume: 0017024

Deed Page: 0000110

Instrument: [D203284380](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELLS FARGO BANK MINNESOTA	5/6/2003	00167000000282	0016700	0000282
RUBIO ELIZABETH;RUBIO LEONEL	12/18/1997	00130300000155	0013030	0000155
RUIZ LUIS F;RUIZ MARIA A	11/14/1997	00129830000020	0012983	0000020
LEROY JAMES P	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	\$33,654	\$22,346	\$56,000	\$56,000
2024	\$39,596	\$22,346	\$61,942	\$54,000
2023	\$33,078	\$22,346	\$55,424	\$55,424
2022	\$30,159	\$5,000	\$35,159	\$35,159
2021	\$25,781	\$5,000	\$30,781	\$30,781
2020	\$30,645	\$5,000	\$35,645	\$35,645

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.