



Address: [3521 CANYON RIDGE AVE](#)
City: FORT WORTH
Georeference: 28270-12-J
Subdivision: NORMANDY PLACE ADDITION
Neighborhood Code: 1H040J

Latitude: 32.739853553
Longitude: -97.2737019856
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 J

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: 01877836

Site Name: NORMANDY PLACE ADDITION-12-J

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,028

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:

MULGADO VICTOR

MULGADO ROCIO CABRER

Primary Owner Address:

3521 CANYON RIDGE AVE
FORT WORTH, TX 76103-3009

Deed Date: 9/21/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211233640](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTES KRISTINE;MONTES NEPHTALI	3/20/2008	D208107330	0000000	0000000
PROMISED LAND PROPERTIES	4/18/2007	D207139709	0000000	0000000
HOMESALES INC	11/8/2006	D207139708	0000000	0000000
JPMORGAN CHASE BANK	11/7/2006	D206357839	0000000	0000000
FREEBURG WAYNE	6/13/2003	00168230000129	0016823	0000129
RAFFERTY SANDRA JEAN	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	\$138,585	\$21,000	\$159,585	\$159,585
2024	\$138,585	\$21,000	\$159,585	\$159,585
2023	\$116,805	\$21,000	\$137,805	\$137,805
2022	\$107,441	\$5,000	\$112,441	\$112,441
2021	\$72,428	\$5,000	\$77,428	\$77,428
2020	\$72,428	\$5,000	\$77,428	\$77,428

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.