



Address: [3509 CANYON RIDGE AVE](#)
City: FORT WORTH
Georeference: 28270-12-M
Subdivision: NORMANDY PLACE ADDITION
Neighborhood Code: 1H040J

Latitude: 32.7397542435
Longitude: -97.2742252181
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 M

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: 01877860

Site Name: NORMANDY PLACE ADDITION-12-M

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 996

Percent Complete: 100%

Land Sqft^{*}: 8,820

Land Acres^{*}: 0.2024

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:

MENDOZA GUSTAVO

Primary Owner Address:

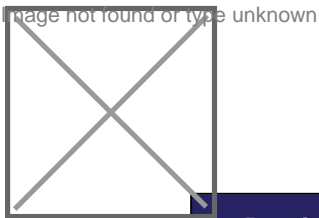
12019 BEAR MESA CT
BURLESON, TX 76028

Deed Date: 12/12/2019

Deed Volume:

Deed Page:

Instrument: [D219286717](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIAN RAZA	4/2/2019	D219085314		
CROWLEY PATSY EST	9/5/1986	00086830002040	0008683	0002040
CROWLEY J A	12/31/1900	0000000000000000	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	\$139,957	\$26,460	\$166,417	\$166,417
2024	\$139,957	\$26,460	\$166,417	\$166,417
2023	\$118,652	\$26,460	\$145,112	\$145,112
2022	\$109,513	\$5,000	\$114,513	\$114,513
2021	\$81,383	\$5,000	\$86,383	\$86,383
2020	\$31,692	\$5,000	\$36,692	\$36,692

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.