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Address: [3501 CANYON RIDGE AVE](#)
City: FORT WORTH
Georeference: 28270-12-O
Subdivision: NORMANDY PLACE ADDITION
Neighborhood Code: 1H040J

Latitude: 32.7396389446
Longitude: -97.274640588
TAD Map: 2066-388
MAPSCO: TAR-078G



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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 O

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: \$169,359
Protest Deadline Date: 5/24/2024

Site Number: 01877887
Site Name: NORMANDY PLACE ADDITION-12-O
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 1,076
Percent Complete: 100%
Land Sqft ^{*}: 6,900
Land Acres ^{*}: 0.1584
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:
HAMILTON BETTY
Primary Owner Address:
3501 CANYON RIDGE AVE
FORT WORTH, TX 76103-3009

Deed Date: 1/28/1984
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAMILTON BETTY;HAMILTON BILLY V	9/16/1978	00065840000722	0006584	0000722



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	\$148,659	\$20,700	\$169,359	\$64,584
2024	\$148,659	\$20,700	\$169,359	\$58,713
2023	\$112,427	\$20,700	\$133,127	\$53,375
2022	\$116,738	\$5,000	\$121,738	\$48,523
2021	\$101,582	\$5,000	\$106,582	\$44,112
2020	\$80,374	\$5,000	\$85,374	\$40,102

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.