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**Address:** [3620 CANYON RIDGE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28270-14-M  
**Subdivision:** NORMANDY PLACE ADDITION  
**Neighborhood Code:** 1H040J

**Latitude:** 32.739348123  
**Longitude:** -97.2717804028  
**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 14 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:** 1946

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01878042

**Site Name:** NORMANDY PLACE ADDITION-14-M

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 860

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,000

**Land Acres<sup>\*</sup>:** 0.1836

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

FRIAS MARIA GUADALUPE

**Primary Owner Address:**

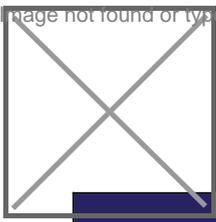
3670 CANYON RIDGE AVE  
FORT WORTH, TX 76103

**Deed Date:** 7/23/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224064890](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRIAS DOMINGO JR	4/9/1999	00137620000301	0013762	0000301
LUXOR REAL ESTATE INV CORP	11/30/1998	00135430000313	0013543	0000313
MASSEY RAYMOND DALTON	10/16/1989	00097680002074	0009768	0002074
MASSEY RAYMOND D;MASSEY SHARON	4/3/1985	00081380001096	0008138	0001096
MASSEY DALTON L	4/11/1983	00074820002254	0007482	0002254
JAMES A BOCK	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	\$91,000	\$24,000	\$115,000	\$115,000
2024	\$91,000	\$24,000	\$115,000	\$115,000
2023	\$113,630	\$24,000	\$137,630	\$137,630
2022	\$105,422	\$5,000	\$110,422	\$110,422
2021	\$92,403	\$5,000	\$97,403	\$97,403
2020	\$73,748	\$5,000	\$78,748	\$78,748

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.