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**Address:** [3616 CANYON RIDGE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28270-14-N  
**Subdivision:** NORMANDY PLACE ADDITION  
**Neighborhood Code:** 1H040J

**Latitude:** 32.7393513825  
**Longitude:** -97.2719422401  
**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 N

**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:** 1954

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$275,212

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

**Site Number:** 01878050

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,630

**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:**

ROJAS RUBY

**Primary Owner Address:**

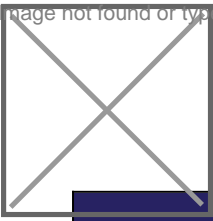
3616 CANYON RIDGE AVE  
FORT WORTH, TX 76103

**Deed Date:** 9/30/2019

**Deed Volume:**

**Deed Page:**

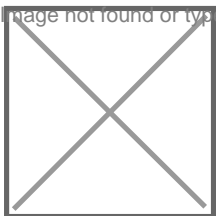
**Instrument:** [D219223466](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JGA HOLDINGS LLC SERIES REHAB 4	12/28/2018	<a href="#">D219000565</a>		
SALGADO JULIAN	7/23/2014	<a href="#">D214197769</a>		
JARDBAM INVESTMENTS LLC	6/26/2014	<a href="#">D214138189</a>	0000000	0000000
AGUILAR REFUGIO;AGUILAR VERONICA	2/18/2012	<a href="#">D212114564</a>	0000000	0000000
JARDBAM INVESTMENTS LLC	1/3/2012	<a href="#">D212000381</a>	0000000	0000000
ESTRADA BERTHA L;ESTRADA JUAN F	9/18/2010	<a href="#">D210273262</a>	0000000	0000000
MILLER CASEY	8/4/2010	<a href="#">D210189410</a>	0000000	0000000
AMTRUST BANK	6/2/2009	<a href="#">D209152890</a>	0000000	0000000
LUXOR REAL ESTATE INVESTMENT	4/2/2007	<a href="#">D207119087</a>	0000000	0000000
MAHOMED ASIFALI	7/13/2004	<a href="#">D204226221</a>	0000000	0000000
LUXOR REAL ESTATE INV CORP	1/30/2003	00164950000146	0016495	0000146
MAHOMED SAMIA D	5/8/2002	00157000000100	0015700	0000100
HENNIG IVESTMENTS CORP	12/11/2001	00153210000139	0015321	0000139
NAGIB NAGIB;NAGIB ROBIN NAGIB	6/7/1997	00129940000291	0012994	0000291
HENNIG INVESTMENTS CORP	12/2/1991	00104630000271	0010463	0000271
WEST KATHERYN LOUISE	9/26/1989	00097120001742	0009712	0001742
ROPER KATHERYN;ROPER WILLIAM E	10/16/1986	00087180002158	0008718	0002158
ROPER KATHERYN L;ROPER WILLIAM E	4/21/1986	00085220001123	0008522	0001123
WM L ROPER	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 <sup>+</sup>
2025	\$251,212	\$24,000	\$275,212	\$200,582
2024	\$251,212	\$24,000	\$275,212	\$182,347
2023	\$211,714	\$24,000	\$235,714	\$165,770
2022	\$194,370	\$5,000	\$199,370	\$150,700
2021	\$132,000	\$5,000	\$137,000	\$137,000
2020	\$132,000	\$5,000	\$137,000	\$137,000

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

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- 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.