



**Address:** [504 CANYON RIDGE DR](#)  
**City:** EULESS  
**Georeference:** 47180-20-4  
**Subdivision:** WILSHIRE VILLAGE ADDITION  
**Neighborhood Code:** 3B040T

**Latitude:** 32.8311862998  
**Longitude:** -97.1168229971  
**TAD Map:** 2114-420  
**MAPSCO:** TAR-054M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WILSHIRE VILLAGE ADDITION  
Block 20 Lot 4

**Jurisdictions:**

CITY OF EULESS (025)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1964

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03555887

**Site Name:** WILSHIRE VILLAGE ADDITION-20-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,799

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,457

**Land Acres<sup>\*</sup>:** 0.2171

**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:**

GARCIA VICTOR  
GARCIA JEANETTA MARIE

**Primary Owner Address:**

5536 DUNSON DR  
HALTOM CITY, TX 76148

**Deed Date:** 11/16/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223208303](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEFLER DAVID;LEFLER KAREN LEFLER	2/28/2007	<a href="#">D207073838</a>	0000000	0000000
SECRETARY OF HUD	2/7/2006	<a href="#">D206207520</a>	0000000	0000000
UNION FEDERAL BK INDIANAPOLIS	2/7/2006	<a href="#">D206042238</a>	0000000	0000000
PHILLIPPE DONNA;PHILLIPPE MARK F	9/18/2003	<a href="#">D203361095</a>	0000000	0000000
KING ROWENA GRACE	11/27/1993	000000000000000	0000000	0000000
KING JAMES R	12/31/1900	000000000000000	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	\$239,834	\$70,000	\$309,834	\$309,834
2024	\$239,834	\$70,000	\$309,834	\$309,834
2023	\$228,227	\$45,000	\$273,227	\$273,227
2022	\$195,927	\$45,000	\$240,927	\$240,927
2021	\$172,860	\$45,000	\$217,860	\$217,860
2020	\$135,000	\$45,000	\$180,000	\$180,000

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

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.