



Address: [406 CANYON RIDGE DR](#)
City: EULESS
Georeference: 47180-20-8
Subdivision: WILSHIRE VILLAGE ADDITION
Neighborhood Code: 3B040T

Latitude: 32.8320134706
Longitude: -97.1168116329
TAD Map: 2114-424
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 8

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: 1968

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$220,942

Protest Deadline Date: 5/24/2024

Site Number: 03555925

Site Name: WILSHIRE VILLAGE ADDITION-20-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,681

Percent Complete: 100%

Land Sqft^{*}: 9,260

Land Acres^{*}: 0.2125

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:

PODANY NICHOLAS SHANE
PODANY ELIZABETH LYNNE

Primary Owner Address:

406 CANYON RIDGE
EULESS, TX 76040

Deed Date: 6/21/2024

Deed Volume:

Deed Page:

Instrument: [D224126244](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RONALD D LLOYD AND SHARON KAY LLOYD REVOCABLE TRUST	10/6/2023	D223181452		
HORTON REBECCA JEAN;LLOYD SHARON KAY;MCAFEE PEGGY RAE;SHEA EUNICE LOUISE	6/25/2023	D223163559		
CHAMBERLIN BETTY JEAN	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 ⁺
2025	\$150,942	\$70,000	\$220,942	\$220,942
2024	\$150,942	\$70,000	\$220,942	\$220,942
2023	\$183,580	\$45,000	\$228,580	\$213,796
2022	\$154,682	\$45,000	\$199,682	\$194,360
2021	\$131,691	\$45,000	\$176,691	\$176,691
2020	\$156,140	\$45,000	\$201,140	\$191,587

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.