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Address: [3612 CANYON RIDGE AVE](#)
City: FORT WORTH
Georeference: 28270-9-R
Subdivision: NORMANDY PLACE ADDITION
Neighborhood Code: 1H040J

Latitude: 32.7393503038
Longitude: -97.2721008652
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 9 Lot R BLK 9 LOT R & BLK 14 LOT 0

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: 1949

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$214,196

Protest Deadline Date: 5/24/2024

Site Number: 04686551

Site Name: NORMANDY PLACE ADDITION-9-R-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,131

Percent Complete: 100%

Land Sqft^{*}: 8,000

Land Acres^{*}: 0.1836

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:

DAVIS WILLIAM

DAVIS PATRICIA

Primary Owner Address:

3612 CANYON RIDGE AVE
FORT WORTH, TX 76103

Deed Date: 5/2/2022

Deed Volume:

Deed Page:

Instrument: [D222118497](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY J LLC	12/14/2021	D221368230		
CONRADO MARIBEL ALVARENGA	4/30/1996	00123600001475	0012360	0001475
DAVID SAMIA C	12/12/1995	00122030000199	0012203	0000199
WILLIAMS NANCY J	5/3/1993	00110590002076	0011059	0002076
RODRIGUEZ RUBY	12/31/1900	00069780001312	0006978	0001312

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	\$190,196	\$24,000	\$214,196	\$214,196
2024	\$190,196	\$24,000	\$214,196	\$203,103
2023	\$160,639	\$24,000	\$184,639	\$184,639
2022	\$118,750	\$5,000	\$123,750	\$123,750
2021	\$86,837	\$5,000	\$91,837	\$47,478
2020	\$81,342	\$5,000	\$86,342	\$43,162

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)
- DISABLED VET 70 to 99 PCT 11.22

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.