



**Address:** [1745 CANYON RIDGE ST](#)  
**City:** FORT WORTH  
**Georeference:** 46091-2-14  
**Subdivision:** WESTERN MEADOWS ADDITION  
**Neighborhood Code:** 2N100V

**Latitude:** 32.8642940886  
**Longitude:** -97.3382013424  
**TAD Map:** 2048-432  
**MAPSCO:** TAR-034V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTERN MEADOWS  
ADDITION Block 2 Lot 14

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$235,829

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

**Site Number:** 06004113

**Site Name:** WESTERN MEADOWS ADDITION-2-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,331

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,311

**Land Acres<sup>\*</sup>:** 0.1678

**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:**

TREVINO LAURIE R

**Primary Owner Address:**

1745 CANYON RIDGE ST  
FORT WORTH, TX 76131

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

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219237759](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLEMAN L R TREVINO;COLEMAN WILLIE	2/20/1998	00130960000477	0013096	0000477
SHELTON GROUP INC THE	10/13/1997	00129530000205	0012953	0000205
LIPAN INC	4/10/1990	00098950002104	0009895	0002104
WESTERN MEADOWS JV	1/1/1986	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	\$160,829	\$75,000	\$235,829	\$235,829
2024	\$160,829	\$75,000	\$235,829	\$220,813
2023	\$222,520	\$40,000	\$262,520	\$200,739
2022	\$180,144	\$40,000	\$220,144	\$182,490
2021	\$125,900	\$40,000	\$165,900	\$165,900
2020	\$125,900	\$40,000	\$165,900	\$165,446

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.