



**Address:** [1741 CANYON RIDGE ST](#)  
**City:** FORT WORTH  
**Georeference:** 46091-2-15  
**Subdivision:** WESTERN MEADOWS ADDITION  
**Neighborhood Code:** 2N100V

**Latitude:** 32.8643387547  
**Longitude:** -97.3384130601  
**TAD Map:** 2048-432  
**MAPSCO:** TAR-034V



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

## PROPERTY DATA

**Legal Description:** WESTERN MEADOWS  
ADDITION Block 2 Lot 15

**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:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 7/12/2024

**Site Number:** 06004121

**Site Name:** WESTERN MEADOWS ADDITION-2-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,105

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,761

**Land Acres<sup>\*</sup>:** 0.1552

**Pool:** Y

<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:**

POUDEL SABIN

**Primary Owner Address:**

1741 CANYON RIDGE ST  
FORT WORTH, TX 76131

**Deed Date:** 8/31/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223159048](#)

| Previous Owners                  | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| BROWER JAMES JOHN;BROWER TINA    | 7/7/2020   | <a href="#">D220162140</a> |             |           |
| RHEE UN YOUNG                    | 7/23/2007  | <a href="#">D207258478</a> | 0000000     | 0000000   |
| SECRETARY OF HUD                 | 1/8/2007   | <a href="#">D207047916</a> | 0000000     | 0000000   |
| COUNTRYWIDE HOME LOANS INC       | 1/2/2007   | <a href="#">D207009243</a> | 0000000     | 0000000   |
| MCKESSON THOMAS E                | 1/28/2005  | <a href="#">D205089983</a> | 0000000     | 0000000   |
| MCKESSON DULCE;MCKESSON THOMAS E | 11/5/2003  | <a href="#">D203416778</a> | 0000000     | 0000000   |
| HAENKE STEVEN R;HAENKE WENDY R   | 12/13/1996 | 00126120002140             | 0012612     | 0002140   |
| MARQUISE HOMES INC               | 1/18/1996  | 00122390000848             | 0012239     | 0000848   |
| 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 | \$289,663          | \$75,000    | \$364,663    | \$364,663                    |
| 2024 | \$289,663          | \$75,000    | \$364,663    | \$364,663                    |
| 2023 | \$337,999          | \$40,000    | \$377,999    | \$308,000                    |
| 2022 | \$240,000          | \$40,000    | \$280,000    | \$280,000                    |
| 2021 | \$219,062          | \$40,000    | \$259,062    | \$259,062                    |
| 2020 | \$194,623          | \$40,000    | \$234,623    | \$234,623                    |

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)

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## Tarrant Appraisal District Property Information | PDF

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.