



**Address:** [1733 CANYON RIDGE ST](#)  
**City:** FORT WORTH  
**Georeference:** 46091-2-17  
**Subdivision:** WESTERN MEADOWS ADDITION  
**Neighborhood Code:** 2N100V

**Latitude:** 32.8643902001  
**Longitude:** -97.3388069877  
**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 17

**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:** 1995

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$309,999

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

**Site Number:** 06004156

**Site Name:** WESTERN MEADOWS ADDITION-2-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,734

**Percent Complete:** 100%

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

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

**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:**

SYLVIE & MICHEL FAMILY TRUST

**Primary Owner Address:**

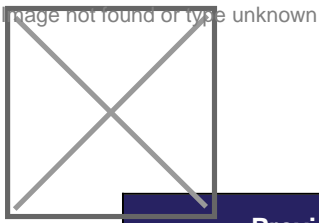
1733 CANYON RIDGE ST  
FORT WORTH, TX 76131

**Deed Date:** 6/29/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223115616](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERUBE MICHEL;MEEHAN SYLVIE	8/30/1996	00125010001027	0012501	0001027
T S PROPERTIES INC	8/2/1995	00120620000501	0012062	0000501
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	\$234,999	\$75,000	\$309,999	\$306,625
2024	\$234,999	\$75,000	\$309,999	\$278,750
2023	\$277,006	\$40,000	\$317,006	\$253,409
2022	\$223,663	\$40,000	\$263,663	\$230,372
2021	\$178,027	\$40,000	\$218,027	\$209,429
2020	\$156,799	\$40,000	\$196,799	\$190,390

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.