



Address: [1721 CANYON RIDGE ST](#)
City: FORT WORTH
Georeference: 46091-2-20
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.8644109401
Longitude: -97.3393536602
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 20

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: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$257,276

Protest Deadline Date: 5/24/2024

Site Number: 06004180

Site Name: WESTERN MEADOWS ADDITION-2-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,226

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

THIPSOMBAT CHINNAKORN
THIPSOMBAT K

Primary Owner Address:

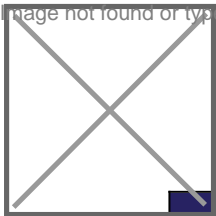
1721 CANYON RIDGE ST
FORT WORTH, TX 76131-2215

Deed Date: 7/19/1999

Deed Volume: 0013924

Deed Page: 0000199

Instrument: 00139240000199



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHELTON GROUP INC THE	3/2/1999	00137180000019	0013718	0000019
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 ⁺
2025	\$182,276	\$75,000	\$257,276	\$256,411
2024	\$182,276	\$75,000	\$257,276	\$233,101
2023	\$214,114	\$40,000	\$254,114	\$211,910
2022	\$173,693	\$40,000	\$213,693	\$192,645
2021	\$139,118	\$40,000	\$179,118	\$175,132
2020	\$123,043	\$40,000	\$163,043	\$159,211

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.