



Address: [1705 CANYON RIDGE ST](#)
City: FORT WORTH
Georeference: 46091-2-24
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.8644253779
Longitude: -97.3400058229
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 24

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 06004229
Site Name: WESTERN MEADOWS ADDITION-2-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,445
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

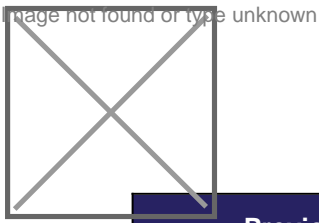
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
TILTON SCOT
Primary Owner Address:
732 STONECREST RD
ARGYLE, TX 76226-5817

Deed Date: 4/18/2019
Deed Volume:
Deed Page:
Instrument: [D219095078](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TILTON SCOT	10/26/2004	D204343070	0000000	0000000
TAYLOR CECIL;TAYLOR JESSIE	5/2/1997	00127590000355	0012759	0000355
SHELTON ROBERT D	2/21/1997	00126860001609	0012686	0001609
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	\$176,130	\$75,000	\$251,130	\$251,130
2024	\$176,130	\$75,000	\$251,130	\$251,130
2023	\$221,000	\$40,000	\$261,000	\$261,000
2022	\$185,000	\$40,000	\$225,000	\$225,000
2021	\$131,000	\$40,000	\$171,000	\$171,000
2020	\$131,000	\$40,000	\$171,000	\$171,000

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

There are no exemptions for this property

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.