



Address: [1841 CANYON RIDGE ST](#)
City: FORT WORTH
Georeference: 46091-5-15
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.863490494
Longitude: -97.336310106
TAD Map: 2048-432
MAPSCO: TAR-034Z



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 5 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: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$276,154

Protest Deadline Date: 5/24/2024

Site Number: 06004865

Site Name: WESTERN MEADOWS ADDITION-5-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,484

Percent Complete: 100%

Land Sqft^{*}: 5,841

Land Acres^{*}: 0.1340

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:

ROBERTS WAYNE SCOTT JR

Primary Owner Address:

1841 CANYON RIDGE ST
SAGINAW, TX 76131-2216

Deed Date: 6/23/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204135017](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABN AMRO MTG ROUP INC	4/1/2003	00165630000092	0016563	0000092
PORTER JODI;PORTER MICHAEL W	6/28/2002	00158180000168	0015818	0000168
EDWARDS JOHN D ETAL	8/28/1998	00134140000071	0013414	0000071
CHOICE HOMES TEXAS INC	5/22/1998	00132300000217	0013230	0000217
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	\$201,154	\$75,000	\$276,154	\$276,154
2024	\$201,154	\$75,000	\$276,154	\$255,967
2023	\$236,773	\$40,000	\$276,773	\$232,697
2022	\$191,530	\$40,000	\$231,530	\$211,543
2021	\$152,829	\$40,000	\$192,829	\$192,312
2020	\$134,829	\$40,000	\$174,829	\$174,829

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.