



Address: [1837 CANYON RIDGE ST](#)
City: FORT WORTH
Georeference: 46091-5-16
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.8635754866
Longitude: -97.3364521486
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 5 Lot 16

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
Protest Deadline Date: 8/16/2024

Site Number: 06004873
Site Name: WESTERN MEADOWS ADDITION-5-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,725
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:
HTI DEE RAM KHANG
HTI KOR ZI KHANG
Primary Owner Address:
1837 CANYON RIDGE ST
FORT WORTH, TX 76131

Deed Date: 12/17/2021
Deed Volume:
Deed Page:
Instrument: [D221370780](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORDUNO GABRIELA	10/31/2006	D206344405	0000000	0000000
KASONGO KAZADI;KASONGO MARIE	8/21/1998	00134030000347	0013403	0000347
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	\$236,605	\$75,000	\$311,605	\$311,605
2024	\$236,605	\$75,000	\$311,605	\$311,605
2023	\$278,862	\$40,000	\$318,862	\$291,680
2022	\$225,164	\$40,000	\$265,164	\$265,164
2021	\$179,230	\$40,000	\$219,230	\$214,787
2020	\$157,858	\$40,000	\$197,858	\$195,261

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.