



Address: [1821 CANYON RIDGE ST](#)
City: FORT WORTH
Georeference: 46091-5-20
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.8639064833
Longitude: -97.3370304552
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 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: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$266,511

Protest Deadline Date: 5/24/2024

Site Number: 06004938

Site Name: WESTERN MEADOWS ADDITION-5-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,725

Percent Complete: 100%

Land Sqft^{*}: 6,085

Land Acres^{*}: 0.1396

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:

YARDZ FAMILY TRUST

Primary Owner Address:

3805 BRADBURY CIR
FLOWER MOUND, TX 75022

Deed Date: 5/24/2024

Deed Volume:

Deed Page:

Instrument: [D224093382](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANGU YOJANA RANI	9/18/2012	D212234500	0000000	0000000
MADDUX MELINDA BYRD	1/31/2010	D210035232	0000000	0000000
MADDUX MELINDA;MADDUX MICHAEL	7/29/2005	D207454238	0000000	0000000
VALTIERRA CYNTHI;VALTIERRA F A III	7/29/1998	00133580000054	0013358	0000054
CHOICE HOMES TEXAS INC	2/12/1998	00130790000178	0013079	0000178
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	\$147,990	\$75,000	\$222,990	\$222,990
2024	\$191,511	\$75,000	\$266,511	\$266,511
2023	\$236,473	\$40,000	\$276,473	\$276,473
2022	\$171,512	\$40,000	\$211,512	\$211,512
2021	\$171,512	\$40,000	\$211,512	\$211,512
2020	\$155,000	\$40,000	\$195,000	\$195,000

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.