



Address: [1813 CANYON RIDGE ST](#)
City: FORT WORTH
Georeference: 46091-5-22
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.8640507045
Longitude: -97.3373497541
TAD Map: 2048-432
MAPSCO: TAR-034V



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WESTERN MEADOWS
ADDITION Block 5 Lot 22

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: 5/15/2025

Site Number: 06004954

Site Name: WESTERN MEADOWS ADDITION-5-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,484

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:

SHARBINE WILLIAM
BECKMON MACKENZIE

Primary Owner Address:

1813 CANYON RIDGE ST
FORT WORTH, TX 76131

Deed Date: 2/2/2022

Deed Volume:

Deed Page:

Instrument: [D222032986](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	11/15/2021	D221337056		
MARCUM KATIE B;MARCUM SETH E	9/14/2012	D212229691	0000000	0000000
HOMES BY JANE LLC	5/17/2012	D212129621	0000000	0000000
RALI 2006-QS15	4/23/2012	D212100425	0000000	0000000
BURKS BRANDIE L;BURKS MICHAEL	3/23/2002	000000000000000	0000000	0000000
MEADOR BRANDIE L;MEADOR M S BURKS	10/26/2001	00152320000230	0015232	0000230
GARRISON CHRISTIE;GARRISON TERRY	6/25/1998	00132900000246	0013290	0000246
CHOICE HOMES-TEXAS INC	3/19/1998	00131310000075	0013131	0000075
LIPAN INC	4/10/1990	00098950002104	0009895	0002104
WESTERN MEADOWS JV	1/1/1986	000000000000000	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	\$276,154
2023	\$236,773	\$40,000	\$276,773	\$276,773
2022	\$191,530	\$40,000	\$231,530	\$231,530
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)

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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.