



Address: [1809 CANYON RIDGE ST](#)
City: FORT WORTH
Georeference: 46091-5-23
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.864109667
Longitude: -97.337514757
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 23

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: \$304,725

Protest Deadline Date: 5/24/2024

Site Number: 06004962

Site Name: WESTERN MEADOWS ADDITION-5-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,692

Percent Complete: 100%

Land Sqft^{*}: 6,084

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:

OLVERA-VARGAS NOE
OLVERA ANDREA S
VARGAS-OLVERA YOLANDA

Primary Owner Address:

1809 CANYON RIDGE ST
FORT WORTH, TX 76131-2216

Deed Date: 4/8/2022

Deed Volume:

Deed Page:

Instrument: [D222095977](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OLVERA-VARGAS NOE;VARGAS-OLVERA YOLANDA	11/16/2010	D210293388	0000000	0000000
CICIC BOJAN	8/10/1998	00133680000542	0013368	0000542
CHOICE HOMES TEXAS INC	3/19/1998	00131310000075	0013131	0000075
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	\$229,725	\$75,000	\$304,725	\$304,725
2024	\$229,725	\$75,000	\$304,725	\$278,179
2023	\$270,694	\$40,000	\$310,694	\$252,890
2022	\$218,636	\$40,000	\$258,636	\$229,900
2021	\$174,106	\$40,000	\$214,106	\$209,000
2020	\$150,000	\$40,000	\$190,000	\$190,000

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

- 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.