



Address: [1953 CANYON RIDGE ST](#)
City: FORT WORTH
Georeference: 46091-7-14
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.8620992938
Longitude: -97.3338910906
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 7 Lot 14

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: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$335,859

Protest Deadline Date: 5/24/2024

Site Number: 06005543

Site Name: WESTERN MEADOWS ADDITION-7-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,876

Percent Complete: 100%

Land Sqft^{*}: 8,533

Land Acres^{*}: 0.1958

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:

SMITH RAYMOND P
SMITH PATRICIA

Primary Owner Address:

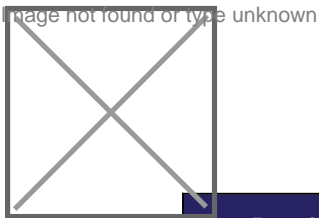
1953 CANYON RIDGE ST
FORT WORTH, TX 76131-2217

Deed Date: 4/18/2000

Deed Volume: 0014324

Deed Page: 0000191

Instrument: 00143240000191



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	1/10/2000	00141780000124	0014178	0000124
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	\$260,859	\$75,000	\$335,859	\$335,814
2024	\$260,859	\$75,000	\$335,859	\$305,285
2023	\$307,549	\$40,000	\$347,549	\$277,532
2022	\$248,183	\$40,000	\$288,183	\$252,302
2021	\$197,402	\$40,000	\$237,402	\$229,365
2020	\$173,772	\$40,000	\$213,772	\$208,514

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.