



Address: [1925 CANYON RIDGE ST](#)
City: FORT WORTH
Georeference: 46091-7-21
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.8626745957
Longitude: -97.3349844555
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 21

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: 1999

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$275,016

Protest Deadline Date: 5/24/2024

Site Number: 06005624

Site Name: WESTERN MEADOWS ADDITION-7-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,460

Percent Complete: 100%

Land Sqft^{*}: 5,863

Land Acres^{*}: 0.1345

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:

TILTON TERRI L

Primary Owner Address:

1925 CANYON RIDGE ST
FORT WORTH, TX 76131

Deed Date: 4/15/2019

Deed Volume:

Deed Page:

Instrument: [D219095077](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TILTON SCOT;TILTON TERRI TILTON	3/26/2008	D208131246	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	1/1/2008	D208014742	0000000	0000000
GUTIERREZ CHRIS	2/22/2006	D206056665	0000000	0000000
SANDERS DANIEL THOMAS	4/30/1999	00137910000160	0013791	0000160
CHOICE HOMES INC	2/15/1999	00136670000430	0013667	0000430
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	\$152,988	\$75,000	\$227,988	\$227,988
2024	\$200,016	\$75,000	\$275,016	\$227,601
2023	\$229,000	\$40,000	\$269,000	\$206,910
2022	\$188,000	\$40,000	\$228,000	\$188,100
2021	\$131,000	\$40,000	\$171,000	\$171,000
2020	\$131,000	\$40,000	\$171,000	\$171,000

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.