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Address: [1917 CANYON RIDGE ST](#)
City: FORT WORTH
Georeference: 46091-7-23
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.8628430994
Longitude: -97.335274192
TAD Map: 2048-432
MAPSCO: TAR-034Z



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

PROPERTY DATA

Legal Description: WESTERN MEADOWS
ADDITION Block 7 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: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$271,225

Protest Deadline Date: 5/24/2024

Site Number: 06005640

Site Name: WESTERN MEADOWS ADDITION-7-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,248

Percent Complete: 100%

Land Sqft^{*}: 5,863

Land Acres^{*}: 0.1345

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HOLLIS TAMMY RENEE

Primary Owner Address:

1917 CANYON RIDGE ST
FORT WORTH, TX 76131

Deed Date: 6/23/2017

Deed Volume:

Deed Page:

Instrument: [D217144323](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA ROBERT	9/29/2014	D214213896		
PODA JASON LAWRENCE	1/24/2013	D213035618	0000000	0000000
PODA JASON L	11/3/2000	00146150000299	0014615	0000299
PODA HEATHER;PODA JASON	5/19/1999	00138330000515	0013833	0000515
CHOICE HOMES INC	3/9/1999	00136990000473	0013699	0000473
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	\$196,225	\$75,000	\$271,225	\$271,225
2024	\$196,225	\$75,000	\$271,225	\$249,407
2023	\$228,435	\$40,000	\$268,435	\$226,734
2022	\$182,447	\$40,000	\$222,447	\$206,122
2021	\$147,384	\$40,000	\$187,384	\$187,384
2020	\$135,828	\$40,000	\$175,828	\$175,828

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.