



**Address:** [1905 CANYON RIDGE ST](#)  
**City:** FORT WORTH  
**Georeference:** 46091-7-26  
**Subdivision:** WESTERN MEADOWS ADDITION  
**Neighborhood Code:** 2N100V

**Latitude:** 32.8630921489  
**Longitude:** -97.335690309  
**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 26

**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:** 5/24/2024

**Site Number:** 06005675

**Site Name:** WESTERN MEADOWS ADDITION-7-26

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,425

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,863

**Land Acres<sup>\*</sup>:** 0.1345

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

FLORES KATHRIN

**Primary Owner Address:**

1905 CANYON RIDGE ST  
FORT WORTH, TX 76131

**Deed Date:** 10/1/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221295851](#)

| Previous Owners                    | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------------------------|-----------|----------------------------|-------------|-----------|
| SAFRANEK MATTHEW;SAFRANEK VICTORIA | 8/5/2016  | <a href="#">D216181293</a> |             |           |
| STRICKLAND SADIE;STRICKLAND SCOTT  | 6/23/2006 | <a href="#">D206194202</a> | 0000000     | 0000000   |
| HINOJOSA BRIAN C                   | 2/25/1999 | 00136870000167             | 0013687     | 0000167   |
| CHOICE HOMES TEXAS INC             | 10/6/1998 | 00134550000174             | 0013455     | 0000174   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$196,561          | \$75,000    | \$271,561    | \$271,561                    |
| 2024 | \$196,561          | \$75,000    | \$271,561    | \$271,561                    |
| 2023 | \$231,319          | \$40,000    | \$271,319    | \$249,890                    |
| 2022 | \$187,173          | \$40,000    | \$227,173    | \$227,173                    |
| 2021 | \$149,409          | \$40,000    | \$189,409    | \$189,030                    |
| 2020 | \$131,845          | \$40,000    | \$171,845    | \$171,845                    |

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.