



**Address:** [4249 CANYON TR](#)  
**City:** LAKE WORTH  
**Georeference:** 18090-18R-3R  
**Subdivision:** HIGHLAND LAKE ADDITION  
**Neighborhood Code:** 2N060H

**Latitude:** 32.8192835123  
**Longitude:** -97.4305675133  
**TAD Map:** 2018-416  
**MAPSCO:** TAR-046T



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

## PROPERTY DATA

**Legal Description:** HIGHLAND LAKE ADDITION  
Block 18R Lot 3R

**Jurisdictions:**

CITY OF LAKE WORTH (016)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
LAKE WORTH ISD (910)

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$332,185

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07748647

**Site Name:** HIGHLAND LAKE ADDITION-18R-3R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,260

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,049

**Land Acres<sup>\*</sup>:** 0.1159

**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:**

SADLER SHAWN M  
SADLER CLAUDIN

**Primary Owner Address:**

4249 CANYON TRL  
LAKE WORTH, TX 76135

**Deed Date:** 3/5/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218048733](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHELDAN HOMES LP	11/7/2014	<a href="#">D214249775</a>		
RANG ONE HOLDINGS LLC	1/28/2014	<a href="#">D214025760</a>		
UMT PROPERTIES	1/2/2009	<a href="#">D210069808</a>	0000000	0000000
UMT PROPERTIES LP	1/1/2009	<a href="#">D209280695</a>	0000000	0000000
UNITED MORTGAGE TR	11/13/2008	<a href="#">D208432345</a>	0000000	0000000
RESIDENTIAL DEVELOPMENT CORP	12/4/2007	<a href="#">D207453235</a>	0000000	0000000
RUST JIMMY	1/26/2006	<a href="#">D206030961</a>	0000000	0000000
9.3 CANYON TRAIL LP	1/23/2001	00147010000398	0014701	0000398
MCCULLAR REALTY INC	1/22/2001	00147010000397	0014701	0000397
DILL ANN;DILL JACK	1/1/2001	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 <sup>+</sup>
2025	\$224,201	\$55,000	\$279,201	\$279,201
2024	\$277,185	\$55,000	\$332,185	\$317,816
2023	\$269,519	\$40,000	\$309,519	\$288,924
2022	\$237,838	\$40,000	\$277,838	\$262,658
2021	\$198,780	\$40,000	\$238,780	\$238,780
2020	\$184,825	\$40,000	\$224,825	\$224,825

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)

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## Tarrant Appraisal District Property Information | PDF

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.