



## LOCATION

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**Address:** [3517 CANYON RIDGE AVE](#)

**City:** FORT WORTH

**Georeference:** 28270-12-K

**Subdivision:** NORMANDY PLACE ADDITION

**Neighborhood Code:** 1H040J

**Latitude:** 32.7398200354

**Longitude:** -97.2738757247

**TAD Map:** 2066-388

**MAPSCO:** TAR-078G



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** NORMANDY PLACE ADDITION  
Block 12 Lot K

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1947

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01877844

**Site Name:** NORMANDY PLACE ADDITION-12-K

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,028

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**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

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**Current Owner:**

LOPEZ JOEL

JUAREZ BEATRIZ

**Primary Owner Address:**

3517 CANYON RIDGE AVE  
FORT WORTH, TX 76103

**Deed Date:** 7/18/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217164417](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEDINA JESUS	7/18/1990	00099880002065	0009988	0002065
ENGLAND GWEN	6/5/1990	00099630001553	0009963	0001553
FIRST TEXAS SAVINGS ASSN	10/10/1988	00094070002269	0009407	0002269
TIMMONS ROBERT GENE	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$138,585	\$21,000	\$159,585	\$136,054
2023	\$116,805	\$21,000	\$137,805	\$123,685
2022	\$107,441	\$5,000	\$112,441	\$112,441
2021	\$72,065	\$5,000	\$77,065	\$77,065
2020	\$72,509	\$5,000	\$77,509	\$77,509

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

There are no exemptions for this property

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.