



Address: [4252 CANYON TR](#)
City: LAKE WORTH
Georeference: 18090-4R-43R
Subdivision: HIGHLAND LAKE ADDITION
Neighborhood Code: 2N060H

Latitude: 32.819229335
Longitude: -97.4300681527
TAD Map: 2018-416
MAPSCO: TAR-046T



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

PROPERTY DATA

Legal Description: HIGHLAND LAKE ADDITION
Block 4R Lot 43R

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: 2005
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 07748582
Site Name: HIGHLAND LAKE ADDITION-4R-43R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,794
Percent Complete: 100%
Land Sqft* : 5,664
Land Acres* : 0.1300
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:

POND SCHYLER M
JOHNSTON MATTHEW

Primary Owner Address:

4252 CANYON TRL
LAKE WORTH, TX 76135

Deed Date: 8/7/2017

Deed Volume:

Deed Page:

Instrument: [D217181064](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POMERICO RAYMOND F II	6/19/2009	00000000000000	0000000	0000000
POMERICO JULIE;POMERICO RAYMOND II	6/28/2007	D207232265	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	1/3/2007	D207015587	0000000	0000000
ALEXANDER KENNETH W	2/3/2006	D206041418	0000000	0000000
RUST JAMES L	9/20/2005	D205285655	0000000	0000000
RUST JAMES L	7/25/2005	D205220704	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$233,946	\$55,000	\$288,946	\$288,946
2023	\$228,014	\$40,000	\$268,014	\$268,014
2022	\$201,794	\$40,000	\$241,794	\$241,794
2021	\$169,224	\$40,000	\$209,224	\$209,224
2020	\$157,772	\$40,000	\$197,772	\$197,772

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.