



Address: [4257 CANYON TR](#)
City: LAKE WORTH
Georeference: 18090-18R-1R
Subdivision: HIGHLAND LAKE ADDITION
Neighborhood Code: 2N060H

Latitude: 32.81957066
Longitude: -97.4305179564
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 18R Lot 1R

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: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Protest Deadline Date: 5/15/2025

Site Number: 07748620

Site Name: HIGHLAND LAKE ADDITION-18R-1R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,464

Percent Complete: 100%

Land Sqft^{*}: 5,481

Land Acres^{*}: 0.1258

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



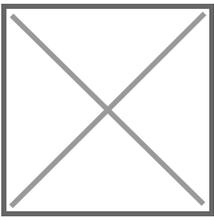
Current Owner:
WIGGINS BARBARA
Primary Owner Address:
4257 CANYON TR
LAKE WORTH, TX 76135

Deed Date: 3/6/2020
Deed Volume:
Deed Page:
Instrument: [D220055420](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OP SPE PHX1 LLC	2/18/2020	D220038077		
ALAOUI JACINTA;ALAOUI MOHAMED EL	2/9/2018	M218000744		
ALAOUI MOHAMED E;OLIVEIRA JACINTA	12/22/2017	D217295553		
CHELDAN HOMES LP	11/7/2014	D214249775		
RANG ONE HOLDINGS LLC	1/28/2014	D214025760		
UMT PROPERTIES	1/2/2009	D210069809	0000000	0000000
UMB PROPERTIES LP	1/1/2009	D209280696	0000000	0000000
UNITED MORTGAGE TR	11/4/2008	D208432402	0000000	0000000
RESIDENTIAL DEVELOPMENT CORP	12/4/2007	D207453236	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	\$185,000	\$55,000	\$240,000	\$240,000
2023	\$193,553	\$40,000	\$233,553	\$222,322
2022	\$170,000	\$40,000	\$210,000	\$202,111
2021	\$143,737	\$40,000	\$183,737	\$183,737
2020	\$133,916	\$40,000	\$173,916	\$173,916

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.