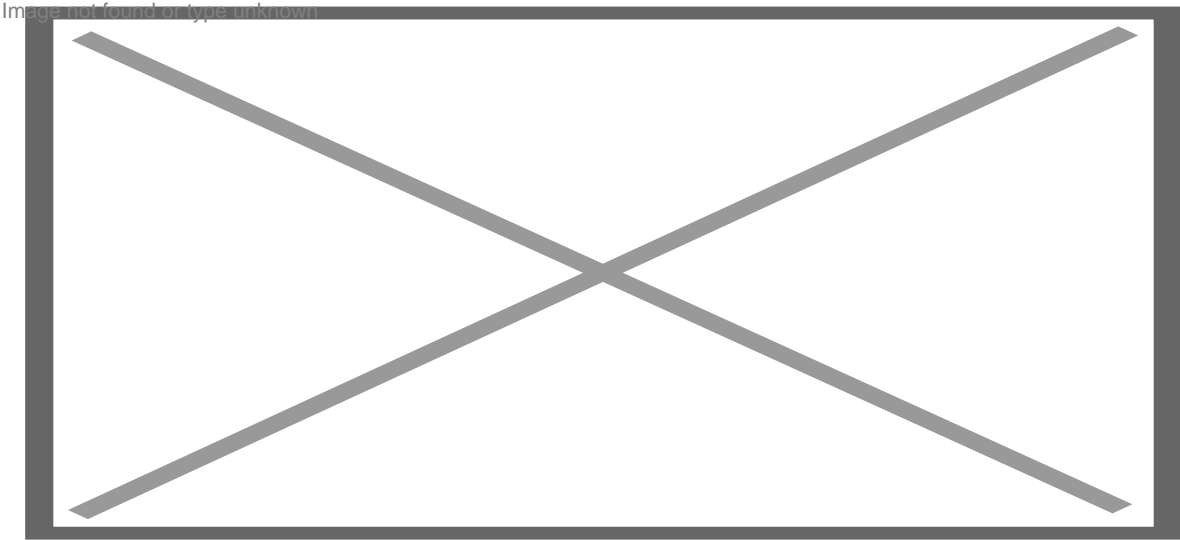




Address: [4225 CANYON TR](#)
City: LAKE WORTH
Georeference: 18090-18R-9R
Subdivision: HIGHLAND LAKE ADDITION
Neighborhood Code: 2N060H

Latitude: 32.8185280433
Longitude: -97.4310341075
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 9R 50% UNDIVIDED INTEREST

Jurisdictions: **Site Number:** 07748728
CITY OF LAKE WORTH (016)
TARRANT COUNTY (220) **Site Name:** HIGHLAND LAKE ADDITION Block 18R Lot 9R 50% UNDIVIDED INTEREST
TARRANT COUNTY HOSPITAL (224) **Site Class:** A1 - Residential - Single Family
TARRANT COUNTY COLLEGE (225) **Parcels:** 2
LAKE WORTH ISD (900) **Approximate Size+++:** 1,862

State Code: A **Percent Complete:** 100%

Year Built: 2016 **Land Sqft*:** 6,686

Personal Property Accounts: N/A **Land Acres:** 0.1534

Agent: OWNWELL INC (12140) **Pool:** N

Protest Deadline
Date: 5/15/2025

+++ Rounded.

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



OWNER INFORMATION

Current Owner:

DAVIS BRENDA G

Primary Owner Address:

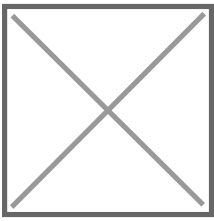
4225 CANYON TR
FORT WORTH, TX 76135

Deed Date: 2/2/2023**Deed Volume:****Deed Page:****Instrument:** [D223018900](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS BRENDA G;DAVIS TRACIA L	2/1/2023	D223018900		
MOORE JASON B	2/27/2017	D217044368		
CHELDAN HOMES LP	11/7/2014	D214249775		
RANG ONE HOLDINGS LLC	1/28/2014	D214025760		
UMT PROPERTIES	1/2/2009	D210069804	0000000	0000000
UMT PROPERTIES LP	1/1/2009	D209280742	0000000	0000000
UNITED MORTGAGE TRUST	11/4/2008	D208432394	0000000	0000000
RESIDENTIAL DEVELOPMENT CORP	12/4/2007	D207453231	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	\$125,000	\$27,500	\$152,500	\$152,500
2023	\$121,820	\$20,000	\$141,820	\$134,989
2022	\$218,915	\$40,000	\$258,915	\$245,435
2021	\$183,123	\$40,000	\$223,123	\$223,123
2020	\$170,334	\$40,000	\$210,334	\$210,334

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.