



Address: [956 MARION AVE](#)
City: FORT WORTH
Georeference: 36920-12-15-30
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7162402768
Longitude: -97.3159811845
TAD Map: 2054-380
MAPSCO: TAR-077T



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

PROPERTY DATA

Legal Description: RYAN SOUTHEAST ADDITION
Block 12 Lot 15 E 1/2 14

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: 1928

Personal Property Account: N/A

Agent: BART GUTIERREZ (05769)

Protest Deadline Date: 5/15/2025

Site Number: 02609940

Site Name: RYAN SOUTHEAST ADDITION-12-15-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,930

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

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:

GUTIERREZ LAND CO LLC

Primary Owner Address:

3515 SYCAMORE SCHOOL RD #125-317
FORT WORTH, TX 76133

Deed Date: 2/13/2018

Deed Volume:

Deed Page:

Instrument: [D218031776](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BART GUTIERREZ	7/13/2017	D217159542		
LILLIE MELLINESE EST	6/9/1986	00000000000000	0000000	0000000
LILLIE JOHN EST JR;LILLIE MELLI	2/16/1962	00036530000553	0003653	0000553

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	\$138,000	\$27,000	\$165,000	\$165,000
2023	\$210,932	\$27,000	\$237,932	\$237,932
2022	\$173,076	\$6,250	\$179,326	\$179,326
2021	\$148,415	\$6,250	\$154,665	\$154,665
2020	\$101,050	\$6,250	\$107,300	\$107,300

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.