



**Address:** [1025 E CANTEY ST](#)  
**City:** FORT WORTH  
**Georeference:** 36920-44-30  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7115363248  
**Longitude:** -97.3145858162  
**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 44 Lot 30

**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:** 1968

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02616785

**Site Name:** RYAN SOUTHEAST ADDITION-44-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 984

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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

**Current Owner:**  
LIGAS VICTOR MANUEL  
**Primary Owner Address:**  
2411 ROSS AVE  
FORT WORTH, TX 76161

**Deed Date:** 6/28/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224114710](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENITES-MARQUEZ LINDOLFO;HERNANDEZ MARIXA	3/23/2022	<a href="#">D222079103</a>		
SUMMIT COVE REALTY INC	3/1/2022	<a href="#">D222055899</a>		
BRUCE VICKIE	8/15/2021	<a href="#">D222055688</a>		
BRUCE CRAIG;BRUCE VICKIE	4/12/2007	<a href="#">D207270354</a>	0000000	0000000
PENA BACILIO;PENA KATHY	11/1/2003	<a href="#">D207074607</a>	0000000	0000000
CINDACO LLC	2/1/2001	00147220000334	0014722	0000334
FERGUSON PAT	6/16/2000	00144060000008	0014406	0000008
RASMUSSEN ERIC LEE	9/26/1991	00103940002352	0010394	0002352
RASMUSSEN VICTOR	8/5/1987	00090320000298	0009032	0000298
ASHLEY JUNE	5/16/1985	00081890000007	0008189	0000007
HERMAN I MORRIS	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	\$168,704	\$18,000	\$186,704	\$138,000
2023	\$97,000	\$18,000	\$115,000	\$115,000
2022	\$76,036	\$5,000	\$81,036	\$81,036
2021	\$65,450	\$5,000	\$70,450	\$70,450
2020	\$64,386	\$5,000	\$69,386	\$69,386

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

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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.