



**Address:** [1040 E LOWDEN ST](#)  
**City:** FORT WORTH  
**Georeference:** 36920-59-11  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** M1F02B

**Latitude:** 32.7093165854  
**Longitude:** -97.313952219  
**TAD Map:** 2054-376  
**MAPSCO:** TAR-077Y



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

## PROPERTY DATA

**Legal Description:** RYAN SOUTHEAST ADDITION  
Block 59 Lot 11

**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:** B

**Year Built:** 1947

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02619482

**Site Name:** RYAN SOUTHEAST ADDITION-59-11

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,120

**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:**  
MERCADO ABEL HERNANDEZ  
**Primary Owner Address:**  
1040 E LOWDEN ST  
FORT WORTH, TX 76104-7229

**Deed Date:** 7/31/1995  
**Deed Volume:** 0012052  
**Deed Page:** 0000738  
**Instrument:** 00120520000738

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIAZ SANDRA	5/3/1990	00099180001689	0009918	0001689
DUKE CAROL O;DUKE CHARLES B	11/15/1989	00097620000855	0009762	0000855
NCNB TEXAS NATIONAL BANK	2/14/1989	00095150002241	0009515	0002241
MAPLE HENRY W JR	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	\$76,352	\$18,000	\$94,352	\$63,510
2023	\$74,861	\$18,000	\$92,861	\$57,736
2022	\$69,972	\$5,000	\$74,972	\$52,487
2021	\$42,715	\$5,000	\$47,715	\$47,715
2020	\$38,570	\$5,000	\$43,570	\$43,570

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.