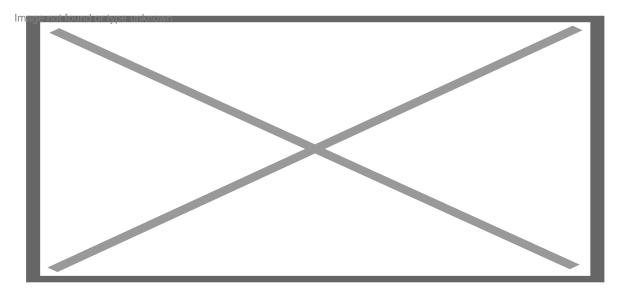


# Tarrant Appraisal District Property Information | PDF Account Number: 40371824

#### Address: <u>940 MARION AVE</u> City: FORT WORTH

Georeference: 36920-12-11R Subdivision: RYAN SOUTHEAST ADDITION Neighborhood Code: 1H080A Latitude: 32.7162361194 Longitude: -97.3166387165 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 11R

#### 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: 2003 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 40371824 Site Name: RYAN SOUTHEAST ADDITION-12-11R Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,292 Percent Complete: 100% Land Sqft<sup>\*</sup>: 9,750 Land Acres<sup>\*</sup>: 0.2238 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: CARRANZA MARIA GRACIA

Primary Owner Address: 940 MARION AVE FORT WORTH, TX 76104 Deed Date: 6/16/2020 Deed Volume: Deed Page: Instrument: D220141142

| Previous Owners                               | Date      | Instrument                              | Deed<br>Volume | Deed<br>Page |
|---|-----------|---|----------------|--------------|
| CALZADA-VAZQUEZ JOSE L                        | 8/13/2019 | D21918256                               |                |              |
| MULBERRY STANAS SERIES LLC - MARION<br>SERIES | 6/4/2019  | <u>D219120757</u>                       |                |              |
| BURT ALICE FAYE BALDWIN                       | 6/3/2019  | D219120756                              |                |              |
| BALDWIN ALICE FAYE;BALDWIN R L                | 4/28/2017 | D219120755                              |                |              |
| BALDWIN JOSEPHINE EST                         | 1/1/2003  | 000000000000000000000000000000000000000 | 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 | \$328,896          | \$29,250    | \$358,146    | \$279,510        |
| 2023 | \$242,750          | \$29,250    | \$272,000    | \$254,100        |
| 2022 | \$234,711          | \$7,500     | \$242,211    | \$231,000        |
| 2021 | \$202,500          | \$7,500     | \$210,000    | \$210,000        |
| 2020 | \$215,873          | \$7,500     | \$223,373    | \$223,373        |

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**



# Tarrant Appraisal District Property Information | PDF

### • 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.