



Address: [940 MARION AVE](#)
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⁺⁺⁺: 2,292

Percent Complete: 100%

Land Sqft^{*}: 9,750

Land Acres^{*}: 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 Volume	Deed Page
CALZADA-VAZQUEZ JOSE L	8/13/2019	D21918256		
MULBERRY STANAS SERIES LLC - MARION SERIES	6/4/2019	D219120757		
BURT ALICE FAYE BALDWIN	6/3/2019	D219120756		
BALDWIN ALICE FAYE;BALDWIN R L	4/28/2017	D219120755		
BALDWIN JOSEPHINE EST	1/1/2003	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	\$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



- 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.