



Address: [1302 EVANS AVE](#)
City: FORT WORTH
Georeference: 36880-1-1
Subdivision: RYAN, J C SUBDIVISION
Neighborhood Code: RET-Southeast Fort Worth/Everman/Forest Hill General

Latitude: 32.7301114692
Longitude: -97.3186297316
TAD Map: 2054-384
MAPSCO: TAR-077K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN, J C SUBDIVISION Block
1 Lot 1 & 2

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: C1C
Year Built: 0
Personal Property Account: N/A
Agent: ROBERT OLA COMPANY LLC dba OLA
Notice Sent Date: 4/15/2025
Notice Value: \$103,520
Protest Deadline Date: 5/31/2024

Site Number: 80183751
Site Name: VACANT LAND
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 1
Primary Building Name:
Primary Building Type:
Gross Building Area+++ : 0
Net Leasable Area+++ : 0
Percent Complete: 0%
Land Sqft* : 8,000
Land Acres* : 0.1836
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:
NGUYEN THANH
Primary Owner Address:
521 LAVAIN LN
THE COLONY, TX 75056

Deed Date: 9/23/1993
Deed Volume: 0011700
Deed Page: 0001534
Instrument: 00117000001534

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN CAM;NGUYEN THANH	9/22/1993	00117000001539	0011700	0001539
PUQUA'S SUPERMARKET	7/10/1986	00086090001115	0008609	0001115
DELP DONAL J	4/8/1985	00000000000000	0000000	0000000
DOROTHY D LEE	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 ⁺
2025	\$0	\$103,520	\$103,520	\$103,520
2024	\$0	\$98,736	\$98,736	\$98,736
2023	\$0	\$98,736	\$98,736	\$98,736
2022	\$0	\$98,736	\$98,736	\$98,736
2021	\$0	\$98,736	\$98,736	\$98,736
2020	\$0	\$98,736	\$98,736	\$98,736

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.