



Address: [1306 EVANS AVE](#)
City: FORT WORTH
Georeference: 36880-1-3-10
Subdivision: RYAN, J C SUBDIVISION
Neighborhood Code: RET-Southeast Fort Worth/Everman/Forest Hill General

Latitude: 32.7299606682
Longitude: -97.3186307283
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 N38' 3

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 FAX (817) 409-9555

Notice Sent Date: 4/15/2025

Notice Value: \$42,750

Protest Deadline Date: 5/31/2024

Site Number: 80183778
Site Name: 80183778
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* : 3,800
Land Acres* : 0.0872
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 LAVAINNE 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	\$42,750	\$42,750	\$42,750
2024	\$0	\$42,750	\$42,750	\$42,750
2023	\$0	\$42,750	\$42,750	\$42,750
2022	\$0	\$42,750	\$42,750	\$42,750
2021	\$0	\$38,000	\$38,000	\$38,000
2020	\$0	\$38,000	\$38,000	\$38,000

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.