



Address: [1312 MISSOURI AVE](#)
City: FORT WORTH
Georeference: 36880-2-4
Subdivision: RYAN, J C SUBDIVISION
Neighborhood Code: 1H080B

Latitude: 32.7298387568
Longitude: -97.3194541819
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
2 Lot 4

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: 1947

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02583372

Site Name: RYAN, J C SUBDIVISION-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,386

Percent Complete: 100%

Land Sqft^{*}: 4,000

Land Acres^{*}: 0.0918

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:

MCLENDON SHAN LAKEITH

Primary Owner Address:

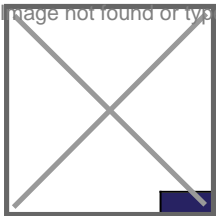
12129 WOLFSON ST
CROWLEY, TX 76036

Deed Date: 1/3/2020

Deed Volume:

Deed Page:

Instrument: [D220004541](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCLENDON ENTERPRISES	6/2/2016	D216123149		
FORT WORTH CITY OF	11/19/2013	D213309955	0000000	0000000
SMITH LESTER EST	12/31/1900	000000000000000	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	\$42,945	\$12,000	\$54,945	\$54,945
2024	\$42,945	\$12,000	\$54,945	\$54,945
2023	\$45,887	\$12,000	\$57,887	\$57,887
2022	\$35,297	\$5,000	\$40,297	\$40,297
2021	\$31,885	\$5,000	\$36,885	\$36,885
2020	\$28,238	\$5,000	\$33,238	\$33,238

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.