



Address: [1323 SOUTH FWY](#)
City: FORT WORTH
Georeference: 36880-2-15
Subdivision: RYAN, J C SUBDIVISION
Neighborhood Code: 1H080B

Latitude: 32.7294582025
Longitude: -97.3198281806
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 15 & 16 50% UNDIVIDED INTEREST
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISDA (205)
Site Number: 02583496
Site Name: RYAN, J C SUBDIVISION Block 2 Lot 15 & 16 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size+++: 1,308
State Code: A **Percent Complete:** 100%
Year Built: 1950 **Land Sqft*:** 8,000
Personal Property Amount: \$0.1836
Agent: None **Pool:** N
Notice Sent Date:
4/15/2025
Notice Value: \$50,358
Protest Deadline Date: 5/24/2024

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
FORD CYNTHIA ANN OLIVER
Primary Owner Address:
1323 SOUTH FWY
FORT WORTH, TX 76105
Deed Date: 1/1/2023
Deed Volume:
Deed Page:
Instrument: [D222292132](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORD CYNTHIA ANN OLIVER;PHILLIPS PATRICIA MARIE	4/1/2021	D222292132		
OLIVER IDA BELL	3/13/2012	D212228347	0000000	0000000
OLIVER EMMETT EST;OLIVER IDA BELL	1/1/2010	D210170034	0000000	0000000
OLIVER EMMETT	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	\$38,358	\$12,000	\$50,358	\$47,405
2024	\$38,358	\$12,000	\$50,358	\$43,095
2023	\$42,018	\$12,000	\$54,018	\$39,177
2022	\$66,232	\$5,000	\$71,232	\$71,232
2021	\$61,265	\$5,000	\$66,265	\$35,081
2020	\$49,173	\$5,000	\$54,173	\$31,892

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.