



Address: [1400 MARION AVE](#)
City: FORT WORTH
Georeference: 36920-7-1
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: APT-Stop Six

Latitude: 32.7162959044
Longitude: -97.306970297
TAD Map: 2054-380
MAPSCO: TAR-077U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN SOUTHEAST ADDITION
Block 7 Lot 1

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$5,100

Protest Deadline Date: 5/31/2024

Site Number: 80189989
Site Name: LAND
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 9
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

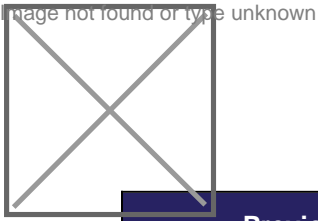
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
CHAVEZ CARMEN
Primary Owner Address:
215 E MASON ST
FORT WORTH, TX 76110

Deed Date: 2/13/2023
Deed Volume:
Deed Page:
Instrument: [D223036011](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVEZ JUANA;CHAVEZ RAMON	6/15/1998	00132720000036	0013272	0000036
MATTHEWS JOHN	5/27/1986	00085580001121	0008558	0001121
HICKMAN WILLIAM M	10/3/1985	00083280000424	0008328	0000424
JOHN P HELM	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	\$5,100	\$5,100	\$5,100
2024	\$0	\$5,100	\$5,100	\$5,100
2023	\$0	\$5,100	\$5,100	\$5,100
2022	\$0	\$5,100	\$5,100	\$5,100
2021	\$0	\$600	\$600	\$600
2020	\$0	\$600	\$600	\$600

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.