



**Address:** [1416 MARION AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36920-7-5  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** APT-Stop Six

**Latitude:** 32.7162998129  
**Longitude:** -97.3063127363  
**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 5

**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:** 80189881  
**Site Name:** LAND  
**Site Class:** LandVacantComm - Vacant Land -Commercial  
**Parcels:** 10  
**Primary Building Name:**  
**Primary Building Type:**  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 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 C           | 7/30/1986  | 00086310000794 | 0008631     | 0000794   |
| ELLIS PECAN CO            | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 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                | \$600       | \$600        | \$600                        |
| 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.