



Address: [1312 MARION AVE](#)
City: FORT WORTH
Georeference: 36920-9-4
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7162813851
Longitude: -97.3091225004
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 9 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: 1966

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$162,047

Protest Deadline Date: 5/24/2024

Site Number: 02608901

Site Name: RYAN SOUTHEAST ADDITION-9-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,717

Percent Complete: 100%

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:

ALLEN CUBA MAE EST

Primary Owner Address:

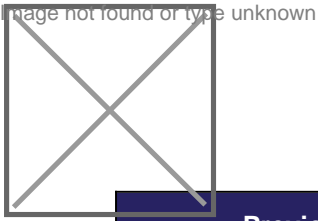
1312 MARION AVE
FORT WORTH, TX 76104-6620

Deed Date: 2/1/1979

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN CUBA MAE;ALLEN WM EST	4/21/1966	00042070000284	0004207	0000284
ALLEN WILLIAM	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	\$118,000	\$18,000	\$136,000	\$136,000
2024	\$144,047	\$18,000	\$162,047	\$131,990
2023	\$141,691	\$18,000	\$159,691	\$109,992
2022	\$117,947	\$5,000	\$122,947	\$99,993
2021	\$95,000	\$5,000	\$100,000	\$90,903
2020	\$95,000	\$5,000	\$100,000	\$82,639

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.