



Address: [1236 MARION AVE](#)
City: FORT WORTH
Georeference: 36920-10-10
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.716266316
Longitude: -97.3109403592
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 10 Lot 10

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: 1952
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02609169
Site Name: RYAN SOUTHEAST ADDITION-10-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 745
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:
HILL CHRISTOPHER ANTOINE
Primary Owner Address:
1236 MARION AVE
FORT WORTH, TX 76104

Deed Date: 9/15/2022
Deed Volume:
Deed Page:
Instrument: [D222229059](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VELASQUEZ BRENDA	3/10/2021	D221066953		
MAGDALENA J. MAGDALENA J;SANTOS MIKE A.	9/18/2017	D217225289		
JOHNSON JAMES;JOHNSON MILDRED	10/26/1990	00100820000259	0010082	0000259
MEEKS MATILDA;MEEKS TARRANCE	6/9/1961	00035660000175	0003566	0000175

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	\$144,612	\$18,000	\$162,612	\$162,612
2024	\$144,612	\$18,000	\$162,612	\$162,612
2023	\$140,166	\$18,000	\$158,166	\$158,166
2022	\$50,194	\$5,000	\$55,194	\$55,194
2021	\$43,812	\$5,000	\$48,812	\$48,812
2020	\$53,348	\$5,000	\$58,348	\$58,348

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.