



Address: [904 MARION AVE](#)
City: FORT WORTH
Georeference: 36920-12-2
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7162278066
Longitude: -97.318055318
TAD Map: 2054-380
MAPSCO: TAR-077T



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 12 Lot 2

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: 1925
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$183,722
Protest Deadline Date: 5/24/2024

Site Number: 02609827
Site Name: RYAN SOUTHEAST ADDITION-12-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,369
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:
GAYTAN CESAR MANASES ALVARADO
GAYTON HERNANDEZ MARIA DE LOS ANGELES
CORPUZ MANASES ALVARADO
Primary Owner Address:
904 MARION AVE
FORT WORTH, TX 76104

Deed Date: 4/12/2016
Deed Volume:
Deed Page:
Instrument: [D216076057](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STREET CAPITAL RENTALS II LLC	4/10/2009	D209107298	0000000	0000000
NPOT PARTNERS I LP	12/3/2008	D208445523	0000000	0000000
JORDAN CARL	6/19/2007	D207219081	0000000	0000000
DAVENPORT MAUDIE	12/4/1990	00101130000259	0010113	0000259
MAYS WILLIS	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	\$165,722	\$18,000	\$183,722	\$127,361
2024	\$165,722	\$18,000	\$183,722	\$115,783
2023	\$128,806	\$18,000	\$146,806	\$105,257
2022	\$131,196	\$5,000	\$136,196	\$95,688
2021	\$111,760	\$5,000	\$116,760	\$86,989
2020	\$99,528	\$5,000	\$104,528	\$79,081

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.