



Address: [944 MARION AVE](#)
City: FORT WORTH
Georeference: 36920-12-12
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7162374859
Longitude: -97.3164254138
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 12

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: 1928

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$206,124

Protest Deadline Date: 5/24/2024

Site Number: 02609924

Site Name: RYAN SOUTHEAST ADDITION-12-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,593

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:

COOPER JOHN KEITH

Primary Owner Address:

944 MARION AVE
FORT WORTH, TX 76104

Deed Date: 6/24/2021

Deed Volume:

Deed Page:

Instrument: [D221185227](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------------------|------------|----------------------------|-------------|-----------|
| ROCA BLESSING INVESTMENTS LLC | 7/24/2020 | D220181286 | | |
| CIELO R&T LLC;ROCA BLESSING INVESTMENTS LLC | 10/23/2019 | D219249445 | | |
| HEB HOMES LLC | 10/22/2019 | D219249440 | | |
| TAPPER INVESTMENTS LLC | 8/10/2018 | D218182339 | | |
| M. A. DAVIDSON FAMILY LIMITED PARTNERSHIP | 1/6/2016 | D217242523 | | |
| S R DAVIDSON FAMILY LP | 3/28/2011 | D211075256 | 0000000 | 0000000 |
| DAVIDSON SCOTT R | 4/28/2009 | D209118016 | 0000000 | 0000000 |
| CASS CASSANDRA LAFAYE | 9/8/2004 | D204345037 | 0000000 | 0000000 |
| CASS CASSANDRA LAFAYE | 11/25/2002 | D203250086 | 0016915 | 0000316 |
| LEE CAROL | 3/1/2002 | D203250085 | 0016915 | 0000315 |
| LEE JAY EST | 2/9/1999 | 00136960000207 | 0013696 | 0000207 |
| LEE GROUP THE | 4/24/1998 | 00131920000428 | 0013192 | 0000428 |
| SEC OF HUD | 11/26/1997 | 00129940000410 | 0012994 | 0000410 |
| SIMMONS 1ST NATL BK/PINE BLUFF | 9/2/1997 | 00128900000200 | 0012890 | 0000200 |
| WATSON CASSANDRA H | 3/11/1995 | 00119050000051 | 0011905 | 0000051 |
| WATSON CASSANDRA;WATSON JANA D | 9/7/1990 | 00100440001905 | 0010044 | 0001905 |
| SECRETARY OF HUD | 5/22/1990 | 00099320001385 | 0009932 | 0001385 |
| FEDERAL NATIONAL MTG ASSN | 5/1/1990 | 00099250002154 | 0009925 | 0002154 |
| ROBINSON GLENDA;ROBINSON QUINTIN | 12/3/1986 | 00087680001446 | 0008768 | 0001446 |
| MORRIS DURWOOD J JR;MORRIS MARIAN | 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 | \$188,124 | \$18,000 | \$206,124 | \$206,124 |
| 2024 | \$188,124 | \$18,000 | \$206,124 | \$187,864 |
| 2023 | \$154,339 | \$18,000 | \$172,339 | \$170,785 |
| 2022 | \$150,259 | \$5,000 | \$155,259 | \$155,259 |
| 2021 | \$128,936 | \$5,000 | \$133,936 | \$133,936 |
| 2020 | \$115,012 | \$5,000 | \$120,012 | \$120,012 |

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.