



**Address:** [720 MARION AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36920-13-6  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7162211604  
**Longitude:** -97.3200274123  
**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 13 Lot 6

**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:** 1942  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$177,701  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02610108  
**Site Name:** RYAN SOUTHEAST ADDITION-13-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,216  
**Percent Complete:** 100%  
**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:**  
REYES NANCY  
ALVARO OSORIO  
**Primary Owner Address:**  
720 MARION AVE  
FORT WORTH, TX 76104

**Deed Date:** 8/4/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222195903](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOLLIE SELENA	7/11/2007	<a href="#">D208321245</a>	0000000	0000000
COWAN RUTH MAY	9/2/1976	<a href="#">D207243557</a>	0000000	0000000
COWAN LUTHER ESTATE;COWAN RUTH	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 <sup>+</sup>
2025	\$159,701	\$18,000	\$177,701	\$170,462
2024	\$159,701	\$18,000	\$177,701	\$154,965
2023	\$122,877	\$18,000	\$140,877	\$140,877
2022	\$38,725	\$5,000	\$43,725	\$43,725
2021	\$33,471	\$5,000	\$38,471	\$38,471
2020	\$32,386	\$5,000	\$37,386	\$37,386

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.