



Address: [812 MARION AVE](#)
City: FORT WORTH
Georeference: 36920-13-12-10
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7162254699
Longitude: -97.3189843919
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 E50' 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: 1929

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$175,000

Protest Deadline Date: 5/24/2024

Site Number: 02610167

Site Name: RYAN SOUTHEAST ADDITION-13-12-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,211

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:

LOPEZ JUAN MANUEL

Primary Owner Address:

812 MARION AVE
FORT WORTH, TX 76104

Deed Date: 6/20/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213169918](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HONEYCUTT MIKE	6/19/2013	D213169917	0000000	0000000
DUNN ANEISHA	4/28/2011	D211106887	0000000	0000000
SAMUEL BRIAN	7/9/2010	D210170307	0000000	0000000
SMITH MABLE D	7/28/1992	00107250001901	0010725	0001901
JONES CLARENCE JR	8/27/1991	00105650000634	0010565	0000634
BURLESON IRIE	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	\$122,000	\$18,000	\$140,000	\$140,000
2024	\$157,000	\$18,000	\$175,000	\$163,914
2023	\$185,745	\$18,000	\$203,745	\$149,013
2022	\$150,769	\$5,000	\$155,769	\$135,466
2021	\$118,151	\$5,000	\$123,151	\$123,151
2020	\$118,151	\$5,000	\$123,151	\$123,151

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.