



**Address:** [820 MARION AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36920-13-14  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7162269881  
**Longitude:** -97.3186453618  
**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 14

**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  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02610183  
**Site Name:** RYAN SOUTHEAST ADDITION-13-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,458  
**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:**  
SANGSTER JAIDEN  
**Primary Owner Address:**  
820 MARION AVE  
FORT WORTH, TX 76104

**Deed Date:** 5/12/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223084513](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUE EDEN LLC	4/27/2022	<a href="#">D222110078</a>		
OVERSTREET DAVEN	9/21/2013	<a href="#">D213271610</a>	0000000	0000000
COLEMAN BARBARA E	7/23/1990	00100020000076	0010002	0000076
TURNER G W;TURNER IDA	5/30/1960	00034500000198	0003450	0000198

## 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	\$217,000	\$18,000	\$235,000	\$235,000
2024	\$222,951	\$18,000	\$240,951	\$240,951
2023	\$94,302	\$18,000	\$112,302	\$112,302
2022	\$78,948	\$5,000	\$83,948	\$83,948
2021	\$68,997	\$5,000	\$73,997	\$73,997
2020	\$83,335	\$5,000	\$88,335	\$88,335

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.