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**Address:** [1117 E CANTEY ST](#)  
**City:** FORT WORTH  
**Georeference:** 36920-44-21  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7115395065  
**Longitude:** -97.3131270886  
**TAD Map:** 2054-380  
**MAPSCO:** TAR-077U



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 44 Lot 21

**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:** 2021

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$302,668

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

**Site Number:** 02616688

**Site Name:** RYAN SOUTHEAST ADDITION-44-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,010

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

NILAYA HOMES LLC

**Primary Owner Address:**

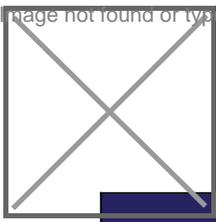
2833 ALNWICK AVE UNIT 2  
LIVERMORE, CA 94551

**Deed Date:** 5/17/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224091603](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRISHNAKUMAR ANGUSUNDARESH	3/23/2023	<a href="#">D223048610</a>		
DOORVEST HOLDINGS I LLC	2/16/2023	<a href="#">D223025757</a>		
RABAGO HOME INVESTMENTS, LLC	1/18/2023	<a href="#">D223009459</a>		
ARMENDARIZ MANUEL	9/15/2021	<a href="#">D223010275</a>		
WRIGHT RONALD	4/27/1999	00137850000090	0013785	0000090
SCHUDER MARY KATHRYN	12/11/1996	00126060001605	0012606	0001605
DRAPER SHIRLEY	12/9/1996	00126130000312	0012613	0000312
FORT WORTH CITY OF ETAL	5/4/1993	00111030001335	0011103	0001335
BENSON CLARICE D	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 <sup>+</sup>
2025	\$233,115	\$18,000	\$251,115	\$251,115
2024	\$284,668	\$18,000	\$302,668	\$302,668
2023	\$288,843	\$18,000	\$306,843	\$306,843
2022	\$51,848	\$5,000	\$56,848	\$56,848
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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

There are no exemptions for this property

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.