



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⁺⁺⁺: 2,010

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:

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	D223048610		
DOORVEST HOLDINGS I LLC	2/16/2023	D223025757		
RABAGO HOME INVESTMENTS, LLC	1/18/2023	D223009459		
ARMENDARIZ MANUEL	9/15/2021	D223010275		
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 ⁺
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.