



Address: [1025 E CANTEY ST](#)
City: FORT WORTH
Georeference: 36920-44-30
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7115363248
Longitude: -97.3145858162
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 44 Lot 30

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: 1968

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$186,704

Protest Deadline Date: 5/24/2024

Site Number: 02616785

Site Name: RYAN SOUTHEAST ADDITION-44-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 984

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:

LIGAS VICTOR MANUEL

Primary Owner Address:

2411 ROSS AVE
FORT WORTH, TX 76161

Deed Date: 6/28/2024

Deed Volume:

Deed Page:

Instrument: [D224114710](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENITES-MARQUEZ LINDOLFO;HERNANDEZ MARIYA	3/23/2022	D222079103		
SUMMIT COVE REALTY INC	3/1/2022	D222055899		
BRUCE VICKIE	8/15/2021	D222055688		
BRUCE CRAIG;BRUCE VICKIE	4/12/2007	D207270354	0000000	0000000
PENA BACILIO;PENA KATHY	11/1/2003	D207074607	0000000	0000000
CINDACO LLC	2/1/2001	00147220000334	0014722	0000334
FERGUSON PAT	6/16/2000	00144060000008	0014406	0000008
RASMUSSEN ERIC LEE	9/26/1991	00103940002352	0010394	0002352
RASMUSSEN VICTOR	8/5/1987	00090320000298	0009032	0000298
ASHLEY JUNE	5/16/1985	00081890000007	0008189	0000007
HERMAN I MORRIS	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	\$168,704	\$18,000	\$186,704	\$186,704
2024	\$168,704	\$18,000	\$186,704	\$138,000
2023	\$97,000	\$18,000	\$115,000	\$115,000
2022	\$76,036	\$5,000	\$81,036	\$81,036
2021	\$65,450	\$5,000	\$70,450	\$70,450
2020	\$64,386	\$5,000	\$69,386	\$69,386

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

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.