



Address: [7312 MARTHA LN](#)
City: FORT WORTH
Georeference: 36930-8-16
Subdivision: RYANWOOD ADDITION
Neighborhood Code: 1B010C

Latitude: 32.7475199753
Longitude: -97.2010692542
TAD Map: 2090-392
MAPSCO: TAR-080C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RYANWOOD ADDITION Block 8
Lot 16

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: 1973

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$354,067

Protest Deadline Date: 5/24/2024

Site Number: 02622203

Site Name: RYANWOOD ADDITION-8-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,984

Percent Complete: 100%

Land Sqft^{*}: 8,775

Land Acres^{*}: 0.2014

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:

MONTANO WILLY

MONTANO FRANCES

Primary Owner Address:

7312 MARTHA LN
FORT WORTH, TX 76112

Deed Date: 8/11/2015

Deed Volume:

Deed Page:

Instrument: [D215180406](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HESCH PAULA	12/10/2010	D210309636	0000000	0000000
DUPERRE DAVID;DUPERRE GINGER	4/5/1999	00137530000200	0013753	0000200
RAINS STEVEN E	2/11/1999	00136670000081	0013667	0000081
RAINS DARRELL G	4/1/1994	00115320000864	0011532	0000864
PAYNE DEBRA;PAYNE GERALD JR	5/16/1991	00102690000644	0010269	0000644
HERRINGTON WILLIAM A	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	\$304,067	\$50,000	\$354,067	\$307,490
2024	\$304,067	\$50,000	\$354,067	\$279,536
2023	\$284,323	\$40,000	\$324,323	\$254,124
2022	\$228,928	\$35,000	\$263,928	\$231,022
2021	\$189,947	\$25,000	\$214,947	\$210,020
2020	\$165,927	\$25,000	\$190,927	\$190,927

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.