



Address: [2013 CHAUCER ST](#)
City: FORT WORTH
Georeference: 36930-10-12
Subdivision: RYANWOOD ADDITION
Neighborhood Code: 1B010C

Latitude: 32.7482309849
Longitude: -97.2044768942
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
10 Lot 12

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: 1967
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02622564
Site Name: RYANWOOD ADDITION-10-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,218
Percent Complete: 100%
Land Sqft^{*}: 9,348
Land Acres^{*}: 0.2146
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:
RUIZ JUAN C G
Primary Owner Address:
2013 CHANCER ST
FORT WORTH, TX 76112

Deed Date: 9/30/2015
Deed Volume:
Deed Page:
Instrument: [D215222810](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARKER ARDYCE JANELLE	7/16/2008	0000000000000000	0000000	0000000
BRACKEEN H E	12/31/1900	0000000000000000	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	\$174,630	\$50,000	\$224,630	\$224,630
2024	\$174,630	\$50,000	\$224,630	\$224,630
2023	\$165,650	\$40,000	\$205,650	\$205,650
2022	\$150,203	\$35,000	\$185,203	\$185,203
2021	\$137,120	\$25,000	\$162,120	\$162,120
2020	\$161,139	\$25,000	\$186,139	\$186,139

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.