



Address: [1321 E CANNON ST](#)
City: FORT WORTH
Georeference: 44120-44-9
Subdivision: UNION DEPOT ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7374275306
Longitude: -97.3094258401
TAD Map: 2054-388
MAPSCO: TAR-077G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: UNION DEPOT ADDITION Block
44 Lot 9

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$15,000

Protest Deadline Date: 5/24/2024

Site Number: 03220028

Site Name: UNION DEPOT ADDITION-44-9

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

MANTA CONSTRUCTION COMPANY

Primary Owner Address:

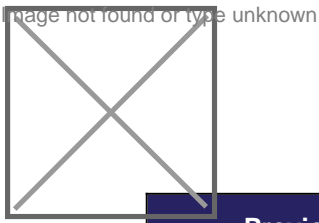
1203 CRESTSIDE DR
COPPELL, TX 75019

Deed Date: 11/8/2024

Deed Volume:

Deed Page:

Instrument: [D224203002](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAKA INVESTMENTS LLC	8/6/2024	D224146168		
US SKYLINE INC	6/17/2022	D222161299		
BALUCH HOLDINGS LLC	6/16/2016	D216131829		
KT LAND LTD	1/15/2008	D208086782	0000000	0000000
FORT WORTH CITY OF	2/6/2001	00147460000459	0014746	0000459
AMSOUTH BANCSHARES INC	11/2/1988	00094250000961	0009425	0000961
W M D INVESTMENTS INC	7/14/1987	00000000000000	0000000	0000000
WSR PROPERTIES	8/13/1986	00086500000097	0008650	0000097
ARNOLD FRANK	3/10/1986	00084810000317	0008481	0000317
VAN METER TINA	2/27/1986	00084690001301	0008469	0001301
JOE CARR	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	\$0	\$15,000	\$15,000	\$15,000
2024	\$0	\$15,000	\$15,000	\$15,000
2023	\$0	\$15,000	\$15,000	\$15,000
2022	\$0	\$5,000	\$5,000	\$5,000
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

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Tarrant Appraisal District Property Information | PDF

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.