



Address: [1313 E CANNON ST](#)
City: FORT WORTH
Georeference: 44120-44-11A
Subdivision: UNION DEPOT ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7374287762
Longitude: -97.3097514717
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 11A

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: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$188,116

Protest Deadline Date: 5/24/2024

Site Number: 03220044

Site Name: UNION DEPOT ADDITION-44-11A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,024

Percent Complete: 100%

Land Sqft^{*}: 4,800

Land Acres^{*}: 0.1101

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:

VILLANUEVA RAUL
HERNANDEZ ERIKA J

Primary Owner Address:

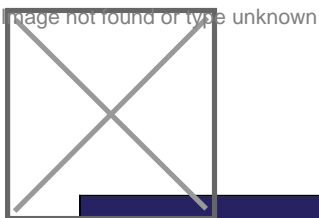
1313 E CANNON ST
FORT WORTH, TX 76104

Deed Date: 6/26/2020

Deed Volume:

Deed Page:

Instrument: [D220153652](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDWARDS COURTNEY;EDWARDS LISA	1/11/2016	D216006484		
EDWARDS INVESTMENTS ENTERPRISE	12/3/2015	D215273506		
PHILLIPS EQUITY CAPITAL LLC	11/3/2015	D215249596		
GUYTON ASHLEY ETAL	4/21/2011	D211222874	0000000	0000000
YOUNG LORI GAIL	10/5/1999	001404200000040	0014042	0000040
FT WORTH AREA HABITAT FOR HUM	8/7/1996	001247000000752	0012470	0000752
JACKSON JAMES A	12/31/1900	000000000000000	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	\$173,716	\$14,400	\$188,116	\$164,740
2024	\$173,716	\$14,400	\$188,116	\$149,764
2023	\$174,565	\$14,400	\$188,965	\$136,149
2022	\$135,946	\$5,000	\$140,946	\$123,772
2021	\$107,520	\$5,000	\$112,520	\$112,520
2020	\$97,412	\$5,000	\$102,412	\$102,412

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.