



**Address:** [1318 EVANS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36880-1-6-30  
**Subdivision:** RYAN, J C SUBDIVISION  
**Neighborhood Code:** 1H080B

**Latitude:** 32.7295332243  
**Longitude:** -97.3186406774  
**TAD Map:** 2054-384  
**MAPSCO:** TAR-077K



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RYAN, J C SUBDIVISION Block  
1 Lot 6 BLK 1 S PT LOT 6 & N PT LOT 7

**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:** 1920  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04327888  
**Site Name:** RYAN, J C SUBDIVISION-1-6-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 896  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,132  
**Land Acres<sup>\*</sup>:** 0.0948  
**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:**  
FORT WORTH ENERGY HOLDINGS LLC  
**Primary Owner Address:**  
2459 FOREST PARK BLVD STE 150  
FORT WORTH, TX 76110

**Deed Date:** 8/1/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223143474](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTIERREZ BART	7/2/2018	<a href="#">D218146632</a>		
STUART HABATIM LLC	9/2/2014	<a href="#">D214237034</a>		
HABATIM CHEZKAS	4/15/2013	<a href="#">D213108031</a>	0000000	0000000
KEATON TESS	10/23/2009	<a href="#">D213108030</a>	0000000	0000000
HADLEY JENNIE M EST	8/26/1989	000000000000000	0000000	0000000
HADLEY CHARLES J;HADLEY JENNIE	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 <sup>+</sup>
2025	\$32,256	\$12,396	\$44,652	\$44,652
2024	\$32,256	\$12,396	\$44,652	\$44,652
2023	\$34,465	\$12,396	\$46,861	\$46,861
2022	\$26,512	\$5,000	\$31,512	\$31,512
2021	\$23,949	\$5,000	\$28,949	\$28,949
2020	\$21,209	\$5,000	\$26,209	\$26,209

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.