



Address: [1712 WARREN LN](#)
City: FORT WORTH
Georeference: 36940-1-23R
Subdivision: RYANWOOD NORTH ADDITION
Neighborhood Code: 1B010C

Latitude: 32.7535669371
Longitude: -97.2067074131
TAD Map: 2090-392
MAPSCO: TAR-080B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYANWOOD NORTH ADDITION
Block 1 Lot 23R

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: 1962

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$220,288

Protest Deadline Date: 5/24/2024

Site Number: 04696468

Site Name: RYANWOOD NORTH ADDITION-1-23R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,585

Percent Complete: 100%

Land Sqft^{*}: 7,980

Land Acres^{*}: 0.1831

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:

BLANCHE YARBROUGH JORDAN FAMILY TRUST

Primary Owner Address:

7021 WOODWAY DR
FORT WORTH, TX 76133

Deed Date: 5/22/2024

Deed Volume:

Deed Page:

Instrument: [D224090682](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YARBROUGH BLANCHE M	3/16/1995	00119290001821	0011929	0001821
FORT WORTH HOUSING FINANCE CORPORATION	9/28/1994	00117440000362	0011744	0000362
SEC OF HUD	11/3/1993	00113300000488	0011330	0000488
COMMERCIAL FEDERAL MTG CORP	11/2/1993	00113080001440	0011308	0001440
DORSEY CEDRIC I SR;DORSEY TAMMY	7/27/1992	00107200001863	0010720	0001863
WILSON KENNETH	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	\$150,262	\$50,000	\$200,262	\$200,262
2024	\$170,288	\$50,000	\$220,288	\$220,288
2023	\$161,436	\$40,000	\$201,436	\$201,436
2022	\$95,000	\$35,000	\$130,000	\$130,000
2021	\$105,000	\$25,000	\$130,000	\$130,000
2020	\$105,961	\$24,039	\$130,000	\$130,000

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

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.