



**Address:** [1701 WARREN LN](#)  
**City:** FORT WORTH  
**Georeference:** 36940-2-1R  
**Subdivision:** RYANWOOD NORTH ADDITION  
**Neighborhood Code:** 1B010C

**Latitude:** 32.7541313475  
**Longitude:** -97.2061778961  
**TAD Map:** 2090-392  
**MAPSCO:** TAR-066X



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 2 Lot 1R

**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:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04696506  
**Site Name:** RYANWOOD NORTH ADDITION-2-1R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,545  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,980  
**Land Acres<sup>\*</sup>:** 0.1831  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
STALIN JAMES LAI  
HUNG CHO  
**Primary Owner Address:**  
1701 WARREN LN  
FORT WORTH, TX 76112

**Deed Date:** 10/26/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** A-212602884

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUNG CHO;STALIN JEM	12/19/2018	<a href="#">D218277128</a>		
KWENTUS LINDA;KWENTUS THOMAS	11/1/2007	<a href="#">D208008415</a>	0000000	0000000
KWENTUS HELENE W TR ETAL	5/9/1990	00099810001167	0009981	0001167
KWENTUS LINDA;KWENTUS THOMAS	8/24/1983	00075960001902	0007596	0001902
TEAGUE DAVID & RALPH	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 <sup>+</sup>
2025	\$170,000	\$50,000	\$220,000	\$220,000
2024	\$190,000	\$50,000	\$240,000	\$240,000
2023	\$200,000	\$40,000	\$240,000	\$233,606
2022	\$197,410	\$35,000	\$232,410	\$212,369
2021	\$177,930	\$25,000	\$202,930	\$193,063
2020	\$150,512	\$25,000	\$175,512	\$175,512

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.