



**Address:** [1713 WARREN LN](#)  
**City:** FORT WORTH  
**Georeference:** 36940-2-4R  
**Subdivision:** RYANWOOD NORTH ADDITION  
**Neighborhood Code:** 1B010C

**Latitude:** 32.7535658063  
**Longitude:** -97.2061810109  
**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 2 Lot 4R

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$191,220

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04696530

**Site Name:** RYANWOOD NORTH ADDITION-2-4R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,338

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,410

**Land Acres<sup>\*</sup>:** 0.1701

**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:**

GIBSON AUTRANA N

**Primary Owner Address:**

1713 WARREN LN  
FORT WORTH, TX 76112-4235

**Deed Date:** 3/14/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212063488](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILDHABER JOSEPH H	11/17/2000	00146240000097	0014624	0000097
DUNCAN GAIL	12/19/1996	00126270000500	0012627	0000500
BARTAY SHIRLEY Y	12/31/1900	00076650000423	0007665	0000423
FISH CATHY C	12/30/1900	00073980001339	0007398	0001339

## 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	\$141,220	\$50,000	\$191,220	\$189,862
2024	\$141,220	\$50,000	\$191,220	\$172,602
2023	\$163,132	\$40,000	\$203,132	\$156,911
2022	\$146,678	\$35,000	\$181,678	\$142,646
2021	\$132,823	\$25,000	\$157,823	\$129,678
2020	\$108,470	\$25,000	\$133,470	\$117,889

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.