



**Address:** [1504 MUSE ST](#)  
**City:** FORT WORTH  
**Georeference:** 36940-7-18R  
**Subdivision:** RYANWOOD NORTH ADDITION  
**Neighborhood Code:** 1B010C

**Latitude:** 32.7565669731  
**Longitude:** -97.2057039629  
**TAD Map:** 2090-396  
**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 7 Lot 18R

**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:** 1967

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$276,098

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

**Site Number:** 04697707

**Site Name:** RYANWOOD NORTH ADDITION-7-18R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,434

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

MCNEARY MALCOLM JAY

**Primary Owner Address:**

1504 MUSE ST  
FORT WORTH, TX 76112

**Deed Date:** 10/5/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218226697](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TIMELY PROPERTY SOLUTIONS LLC	1/2/2018	<a href="#">D218002944</a>		
Unlisted	9/15/2003	<a href="#">D203398558</a>	0000000	0000000
EVANS DANNY R;EVANS M R CLEMMONS	12/16/1992	00108950001997	0010895	0001997
BRITT BILLY R;BRITT SANDRA	12/31/1900	00044440000135	0004444	0000135

## 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	\$226,098	\$50,000	\$276,098	\$246,235
2023	\$205,000	\$40,000	\$245,000	\$223,850
2022	\$189,537	\$35,000	\$224,537	\$203,500
2021	\$160,000	\$25,000	\$185,000	\$185,000
2020	\$144,771	\$25,000	\$169,771	\$169,771

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.