



Address: [1620 WARREN LN](#)
City: FORT WORTH
Georeference: 36940-8-7R
Subdivision: RYANWOOD NORTH ADDITION
Neighborhood Code: 1B010C

Latitude: 32.7545522733
Longitude: -97.2067012216
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 8 Lot 7R

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: 1961

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$210,968

Protest Deadline Date: 5/24/2024

Site Number: 04697790

Site Name: RYANWOOD NORTH ADDITION-8-7R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,296

Percent Complete: 100%

Land Sqft^{*}: 8,322

Land Acres^{*}: 0.1910

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:

HIKEL KATHERINE NICOLE

Primary Owner Address:

1620 WARREN LN
FORT WORTH, TX 76112

Deed Date: 5/5/2025

Deed Volume:

Deed Page:

Instrument: [D225080871](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAWSON SYDNEY LEE	6/9/2018	ML06092018		
VOLKMAN SYDNEY L	8/4/2017	D217179273		
ORONA RICHARD C II	8/31/2012	D212219632	0000000	0000000
ORONA LAURA ESTELLA	9/6/1990	00100600001265	0010060	0001265
ORONA LAURA;ORONA RICHARD	6/2/1986	00085650000594	0008565	0000594
ORONA WALLEY B & PAMELA	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	\$160,968	\$50,000	\$210,968	\$192,711
2024	\$160,968	\$50,000	\$210,968	\$175,192
2023	\$150,604	\$40,000	\$190,604	\$159,265
2022	\$134,363	\$35,000	\$169,363	\$144,786
2021	\$120,672	\$25,000	\$145,672	\$131,624
2020	\$97,522	\$25,000	\$122,522	\$119,658

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.