



Address: [1417 MUSE ST](#)
City: FORT WORTH
Georeference: 36940-10-3R
Subdivision: RYANWOOD NORTH ADDITION
Neighborhood Code: 1B010C

Latitude: 32.7581604522
Longitude: -97.2051706668
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 10 Lot 3R

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: 1965

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 04698002

Site Name: RYANWOOD NORTH ADDITION-10-3R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,383

Percent Complete: 100%

Land Sqft^{*}: 7,303

Land Acres^{*}: 0.1676

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:

GUERRA RENE ALVAREZ

Primary Owner Address:

4279 PLEASANT RUN RD APT139
IRVING, TX 75038

Deed Date: 6/29/2023

Deed Volume:

Deed Page:

Instrument: [D223117344](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERKINS HAROLD JR;PERKINS LORI	11/13/2018	D218252668		
BATSON DARCIE N;BATSON MICHAEL L	11/22/2016	D216275144		
BRYANT SHIRLEY G	8/12/1995	00120670000102	0012067	0000102
FARRAR WANDA HAMER	12/31/1900	000000000000000	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	\$176,258	\$50,000	\$226,258	\$226,258
2024	\$176,258	\$50,000	\$226,258	\$226,258
2023	\$165,602	\$40,000	\$205,602	\$179,687
2022	\$148,854	\$35,000	\$183,854	\$163,352
2021	\$134,752	\$25,000	\$159,752	\$148,502
2020	\$110,002	\$25,000	\$135,002	\$135,002

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.