



Address: [7212 MARTHA LN](#)
City: FORT WORTH
Georeference: 36930-8-4R
Subdivision: RYANWOOD ADDITION
Neighborhood Code: 1B010C

Latitude: 32.7475666737
Longitude: -97.204243779
TAD Map: 2090-392
MAPSCO: TAR-080C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RYANWOOD ADDITION Block 8
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: 1968

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07550065

Site Name: RYANWOOD ADDITION-8-4R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,792

Percent Complete: 100%

Land Sqft^{*}: 12,584

Land Acres^{*}: 0.2888

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:

DURAN CLAUDIA

Primary Owner Address:

7212 MARTHA LN
FORT WORTH, TX 76112

Deed Date: 11/20/2023

Deed Volume:

Deed Page:

Instrument: [D223202501](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALLE ELIZABETH	10/16/2013	D213270275	0000000	0000000
SECRETARY OF HUD	7/11/2012	D213218568	0000000	0000000
BANK OF AMERICA NA	7/3/2012	D212162839	0000000	0000000
MORENO FERNANDO;MORENO HILDA B	5/31/2000	00143660000358	0014366	0000358

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	\$160,770	\$52,964	\$213,734	\$213,734
2024	\$160,770	\$52,964	\$213,734	\$213,734
2023	\$152,460	\$42,964	\$195,424	\$195,424
2022	\$138,216	\$36,258	\$174,474	\$174,474
2021	\$126,153	\$25,000	\$151,153	\$151,153
2020	\$146,966	\$25,000	\$171,966	\$146,879

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.