



**Address:** [1323 SOUTH FWY](#)  
**City:** FORT WORTH  
**Georeference:** 36880-2-15  
**Subdivision:** RYAN, J C SUBDIVISION  
**Neighborhood Code:** 1H080B

**Latitude:** 32.7294582025  
**Longitude:** -97.3198281806  
**TAD Map:**  
**MAPSCO:** TAR-077K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RYAN, J C SUBDIVISION Block  
2 Lot 15 & 16 50% UNDIVIDED INTEREST

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISDA (205)  
**Site Number:** 02583496  
**Site Name:** RYAN, J C SUBDIVISION Block 2 Lot 15 & 16 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size+++:** 1,308

**State Code:** A **Percent Complete:** 100%

**Year Built:** 1950 **Land Sqft\*:** 8,000

**Personal Property Amount:** \$0.1836

**Agent:** None **Pool:** N

**Protest Deadline**

**Date:** 5/24/2024

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
PHILLIPS PATRICIA MARIE  
**Primary Owner Address:**  
7945 SWEET MEADOWS  
FORT WORTH, TX 76123

**Deed Date:** 1/1/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222292132](#)

## 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	\$38,358	\$12,000	\$50,358	\$50,358
2024	\$38,358	\$12,000	\$50,358	\$50,358
2023	\$42,018	\$12,000	\$54,018	\$54,018
0	\$0	\$0	\$0	\$0

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

There are no exemptions for this property

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.