

LOCATION

Address: [1225 MARION AVE](#)

City: FORT WORTH

Georeference: 36920-4-26

Subdivision: RYAN SOUTHEAST ADDITION

Neighborhood Code: 1H080A

Latitude: 32.716761977

Longitude: -97.3114261798

TAD Map: 2054-380

MAPSCO: TAR-077U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN SOUTHEAST ADDITION
Block 4 Lot 26

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: 1951

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02608006

Site Name: RYAN SOUTHEAST ADDITION-4-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 740

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

YFE'S PARADISE LLC

Primary Owner Address:

730 JEFF CT
IRVING, TX 75060

Deed Date: 1/10/2024

Deed Volume:

Deed Page:

Instrument: [D224006606](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAUTISTA CARLOS E	10/16/2023	D223190023		
CONTRERAS FABIOLA	5/9/2008	D208251883	0000000	0000000
ANSON FINANCIAL INC	4/3/2007	D208251887	0000000	0000000
JONES CLIFFORD BRIAN	5/11/2006	D206151109	0000000	0000000
THOMAS ROBERT	11/30/2005	D205357160	0000000	0000000
BROWN ZELLA MAE	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	\$0	\$0	\$0	\$0
2024	\$112,684	\$18,000	\$130,684	\$58,836
2023	\$31,030	\$18,000	\$49,030	\$49,030
2022	\$25,202	\$5,000	\$30,202	\$30,202
2021	\$21,395	\$5,000	\$26,395	\$26,395
2020	\$20,696	\$5,000	\$25,696	\$25,696

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.