

LOCATION

Address: [1314 EVANS AVE](#)

City: FORT WORTH

Georeference: 36880-1-5-30

Subdivision: RYAN, J C SUBDIVISION

Neighborhood Code: 1H080B

Latitude: 32.7296464615

Longitude: -97.3186191588

TAD Map: 2054-384

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
1 Lot 5 BLK 1 S PT LOT 5 & N PT LOT 6

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: 1930

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 04327861

Site Name: RYAN, J C SUBDIVISION-1-5-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 896

Percent Complete: 100%

Land Sqft^{*}: 3,500

Land Acres^{*}: 0.0803

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:

FORT WORTH ENERGY HOLDINGS LLC

Primary Owner Address:

2459 FOREST PARK BLVD STE 150
FORT WORTH, TX 76110

Deed Date: 4/26/2019

Deed Volume:

Deed Page:

Instrument: [D219204422](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTIERREZ LAND CO LLC	2/13/2018	D218031776		
BART GUTIERREZ	7/13/2017	D217159542		
LILLIE JOHN JR	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	\$0	\$0	\$0	\$0
2024	\$36,186	\$10,500	\$46,686	\$46,686
2023	\$38,443	\$10,500	\$48,943	\$48,943
2022	\$30,538	\$3,750	\$34,288	\$34,288
2021	\$28,023	\$3,750	\$31,773	\$31,773
2020	\$25,043	\$3,750	\$28,793	\$28,793

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.