



Address: [1404 GRAND AVE](#)
City: FORT WORTH
Georeference: 2310-89-1-31
Subdivision: BELMONT TERRACE ADDITION
Neighborhood Code: 2M110A

Latitude: 32.7709928748
Longitude: -97.3579223349
TAD Map: 2042-400
MAPSCO: TAR-062P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELMONT TERRACE ADDITION
Block 89 Lot 1 N45' LOT 1 & 2

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: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$271,630

Protest Deadline Date: 5/24/2024

Site Number: 00187429

Site Name: BELMONT TERRACE ADDITION-89-1-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,116

Percent Complete: 100%

Land Sqft^{*}: 4,560

Land Acres^{*}: 0.1046

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:

RAMIREZ JOSE

RAMIREZ JULIA R

Primary Owner Address:

1404 GRAND AVE
FORT WORTH, TX 76164-9043

Deed Date: 10/12/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206388974](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORTGAGE ELECTRONIC REG SYS	12/6/2005	D205367748	0000000	0000000
MORENO DIONICIO	8/18/2003	D203306424	0017086	0000144
TEEPLES ED	11/21/2002	00161890000030	0016189	0000030
LANCARTE HOPE GARCIA	3/27/1985	00081340001198	0008134	0001198
KEETON LOUISE	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	\$239,710	\$31,920	\$271,630	\$150,181
2024	\$239,710	\$31,920	\$271,630	\$136,528
2023	\$182,209	\$22,800	\$205,009	\$124,116
2022	\$96,333	\$16,500	\$112,833	\$112,833
2021	\$96,789	\$16,500	\$113,289	\$113,289
2020	\$97,247	\$16,500	\$113,747	\$113,747

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.