



**Address:** [1419 HOMAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2310-89-12-32  
**Subdivision:** BELMONT TERRACE ADDITION  
**Neighborhood Code:** 2M110A

**Latitude:** 32.7721852613  
**Longitude:** -97.3585487582  
**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 12 S50' OF N100' OF LOT 12 THRU 14

**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)

**Site Number:** 00187550

**Site Name:** BELMONT TERRACE ADDITION-89-12-32

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,288

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**Pool:** N

**State Code:** A

**Year Built:** 1928

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$263,149

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

YANES SUSANA

**Primary Owner Address:**

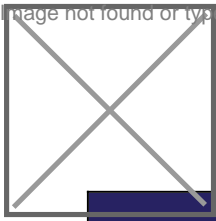
1419 HOMAN AVE  
FORT WORTH, TX 76164-9056

**Deed Date:** 9/1/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204287255](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
US BANK NA TR	12/2/2003	<a href="#">D203461484</a>	0000000	0000000
WALTON EDDIE LEE	1/23/1997	00126520001813	0012652	0001813
JENKINS JACK E SR;JENKINS JACK JR	10/29/1990	00113140001780	0011314	0001780
COLLINGSWORTH MARCILLA L	3/17/1988	00012850000000	0001285	0000000
MARTIN RAYMOND A	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 <sup>+</sup>
2025	\$213,649	\$49,500	\$263,149	\$143,965
2024	\$213,649	\$49,500	\$263,149	\$130,877
2023	\$165,714	\$37,500	\$203,214	\$118,979
2022	\$93,163	\$15,000	\$108,163	\$108,163
2021	\$93,981	\$15,000	\$108,981	\$102,043
2020	\$86,626	\$15,000	\$101,626	\$92,766

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.