



**Address:** [1412 GRAND AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2310-89-20  
**Subdivision:** BELMONT TERRACE ADDITION  
**Neighborhood Code:** 2M110A

**Latitude:** 32.7714778803  
**Longitude:** -97.3586275269  
**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 20

**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:** 1915

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$349,076

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

**Site Number:** 00187615

**Site Name:** BELMONT TERRACE ADDITION-89-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,220

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**Pool:** N

<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:**

VARGAS MARY HELEN

**Primary Owner Address:**

1412 GRAND AVE  
FORT WORTH, TX 76164-9043

**Deed Date:** 3/30/1988

**Deed Volume:** 0009232

**Deed Page:** 0000314

**Instrument:** 00092320000314

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCRACKEN CHRISTINE	12/27/1985	00084100001927	0008410	0001927
VARGAS CLEO ESTATE	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 <sup>+</sup>
2025	\$300,076	\$49,000	\$349,076	\$177,257
2024	\$300,076	\$49,000	\$349,076	\$161,143
2023	\$227,066	\$35,000	\$262,066	\$146,494
2022	\$116,676	\$16,500	\$133,176	\$133,176
2021	\$117,700	\$16,500	\$134,200	\$132,118
2020	\$108,488	\$16,500	\$124,988	\$120,107

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.