



Address: [1712 GRAND AVE](#)
City: FORT WORTH
Georeference: 2310-113-2
Subdivision: BELMONT TERRACE ADDITION
Neighborhood Code: 2M110A

Latitude: 32.7746287668
Longitude: -97.3639392561
TAD Map: 2036-400
MAPSCO: TAR-062N



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 113 Lot 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: 1922

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$277,940

Protest Deadline Date: 5/24/2024

Site Number: 00188476

Site Name: BELMONT TERRACE ADDITION-113-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,600

Percent Complete: 100%

Land Sqft^{*}: 6,450

Land Acres^{*}: 0.1480

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:

MUNOZ ELVIRA P

Primary Owner Address:

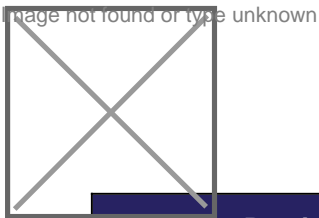
1712 GRAND AVE
FORT WORTH, TX 76164-8736

Deed Date: 2/19/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUNOZ ELVIRA;MUNOZ GENARO EST	4/30/2003	00166770000192	0016677	0000192
GORMAN DAVID KEITH	1/19/1989	00094950001413	0009495	0001413
WEST JOHN P	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	\$232,790	\$45,150	\$277,940	\$148,389
2024	\$232,790	\$45,150	\$277,940	\$134,899
2023	\$177,944	\$32,250	\$210,194	\$122,635
2022	\$94,986	\$16,500	\$111,486	\$111,486
2021	\$95,819	\$16,500	\$112,319	\$112,319
2020	\$88,321	\$16,500	\$104,821	\$103,395

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.