



Address: [1714 GRAND AVE](#)
City: FORT WORTH
Georeference: 2310-113-3
Subdivision: BELMONT TERRACE ADDITION
Neighborhood Code: 2M110A

Latitude: 32.7746996572
Longitude: -97.3640781923
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 3

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: 1925
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$266,055
Protest Deadline Date: 5/24/2024

Site Number: 00188484
Site Name: BELMONT TERRACE ADDITION-113-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,476
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:
CAGIGAL FRANK JR
Primary Owner Address:
1714 GRAND AVE
FORT WORTH, TX 76164-8736

Deed Date: 1/30/1996
Deed Volume: 0012283
Deed Page: 0000031
Instrument: 00122830000031

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAPA JOE LOUIS	12/31/1900	0000000000000000	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	\$220,905	\$45,150	\$266,055	\$142,238
2024	\$220,905	\$45,150	\$266,055	\$129,307
2023	\$168,951	\$32,250	\$201,201	\$117,552
2022	\$90,365	\$16,500	\$106,865	\$106,865
2021	\$91,157	\$16,500	\$107,657	\$106,825
2020	\$84,024	\$16,500	\$100,524	\$97,114

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.