



**Address:** [1718 GRAND AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2310-113-5  
**Subdivision:** BELMONT TERRACE ADDITION  
**Neighborhood Code:** 2M110A

**Latitude:** 32.7748393036  
**Longitude:** -97.364360532  
**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 5

**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:** \$347,030  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00188506  
**Site Name:** BELMONT TERRACE ADDITION-113-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,258  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,450  
**Land Acres<sup>\*</sup>:** 0.1480  
**Pool:** N

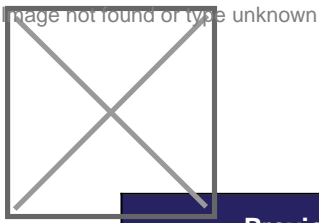
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
MILAN RANIH A  
MILAN LINDA J  
**Primary Owner Address:**  
1718 GRAND AVE  
FORT WORTH, TX 76164-8736

**Deed Date:** 7/28/2000  
**Deed Volume:** 0014454  
**Deed Page:** 0000070  
**Instrument:** 00144540000070



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES REBECCA OCHOA	12/11/1997	00130130000137	0013013	0000137
GOVEA JOHNNY;GOVEA TERESA	7/9/1996	00124360002280	0012436	0002280
STRAWN MARTHA J	6/17/1992	00106780001250	0010678	0001250
GARDNER LOUISE ETAL	7/9/1985	00082370001291	0008237	0001291
MCMINN J O	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	\$301,880	\$45,150	\$347,030	\$178,191
2024	\$301,880	\$45,150	\$347,030	\$161,992
2023	\$228,432	\$32,250	\$260,682	\$147,265
2022	\$117,377	\$16,500	\$133,877	\$133,877
2021	\$118,407	\$16,500	\$134,907	\$125,249
2020	\$109,140	\$16,500	\$125,640	\$113,863

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.