



**Address:** [1725 GRAND AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2310-130-13-30  
**Subdivision:** BELMONT TERRACE ADDITION  
**Neighborhood Code:** 2M110A

**Latitude:** 32.7743338546  
**Longitude:** -97.3651246922  
**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 130 Lot 13 13 - N 1/2 12 BLK 130

**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:** 1905  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$457,058  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00188980  
**Site Name:** BELMONT TERRACE ADDITION-130-13-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,448  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 22,500  
**Land Acres<sup>\*</sup>:** 0.5165  
**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:**  
LANE JANET W  
**Primary Owner Address:**  
1725 GRAND AVE  
FORT WORTH, TX 76164

**Deed Date:** 11/27/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 142-22-213624

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANE JAMES WARREN EST	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 <sup>+</sup>
2025	\$392,558	\$64,500	\$457,058	\$231,530
2024	\$392,558	\$64,500	\$457,058	\$210,482
2023	\$265,992	\$62,500	\$328,492	\$191,347
2022	\$151,452	\$22,500	\$173,952	\$173,952
2021	\$152,200	\$22,500	\$174,700	\$174,700
2020	\$145,471	\$22,500	\$167,971	\$167,971

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.