



Address: [1605 GRAND AVE](#)
City: FORT WORTH
Georeference: 2310-131-2-30
Subdivision: BELMONT TERRACE ADDITION
Neighborhood Code: 2M110A

Latitude: 32.772603062
Longitude: -97.3620756329
TAD Map: 2042-400
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 131 Lot 2 2- S 1/2 3 BLK 131

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: C1
Year Built: 0
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 00189006
Site Name: BELMONT TERRACE ADDITION-131-2-30
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 22,500
Land Acres^{*}: 0.5165
Pool: N

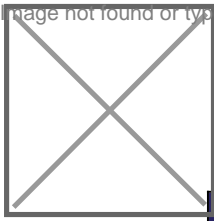
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
LUCAS MATTHEW
Primary Owner Address:
3551 W 4TH ST APT 3
MANSFIELD, TX 76063

Deed Date: 12/20/2016
Deed Volume:
Deed Page:
Instrument: [D216303795](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAGLE JAMES	12/5/2006	D206385717	0000000	0000000
YAMMINE JOSEPH	5/4/2006	D206134497	0000000	0000000
HEIEN ROY G	4/12/2006	D206134496	0000000	0000000
HENRY HASKELL W	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 ⁺
2025	\$0	\$64,500	\$64,500	\$64,500
2024	\$0	\$64,500	\$64,500	\$64,500
2023	\$27,524	\$62,500	\$90,024	\$90,024
2022	\$27,820	\$26,250	\$54,070	\$54,070
2021	\$28,116	\$26,250	\$54,366	\$54,366
2020	\$28,412	\$26,250	\$54,662	\$54,662

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

There are no exemptions for this property

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.