



**Address:** [1623 GRAND AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2310-131-9A  
**Subdivision:** BELMONT TERRACE ADDITION  
**Neighborhood Code:** 2M110A

**Latitude:** 32.7731387662  
**Longitude:** -97.3630121493  
**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 9A & 9B

**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)

**Site Number:** 00189057

**Site Name:** BELMONT TERRACE ADDITION-131-9A-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,214

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,500

**Land Acres<sup>\*</sup>:** 0.5165

**Pool:** N

**State Code:** A

**Year Built:** 1928

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$374,136

**Protest Deadline Date:** 5/24/2024

<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:**

ADAME FERNANDO

**Primary Owner Address:**

1623 GRAND AVE  
FORT WORTH, TX 76164-8733

**Deed Date:** 3/31/1992

**Deed Volume:** 0010583

**Deed Page:** 0000119

**Instrument:** 00105830000119

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	2/6/1991	00102030001897	0010203	0001897
STATESMAN MORTGAGE CORP	2/5/1991	00000000001498	0000000	0001498
BEST WAY TRUCKING INC	9/25/1990	00100600001533	0010060	0001533
RIVALDI DELAINA;RIVALDI RENO	2/11/1986	00084540000423	0008454	0000423
RIVALDI GINO	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	\$309,636	\$64,500	\$374,136	\$203,424
2024	\$309,636	\$64,500	\$374,136	\$184,931
2023	\$236,783	\$62,500	\$299,283	\$168,119
2022	\$126,585	\$26,250	\$152,835	\$152,835
2021	\$127,695	\$26,250	\$153,945	\$153,945
2020	\$115,417	\$26,250	\$141,667	\$141,667

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.