



**Address:** [2013 GRANDVIEW DR](#)  
**City:** FORT WORTH  
**Georeference:** 2320-D-12  
**Subdivision:** BELVEDERE ESTATES  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7488418897  
**Longitude:** -97.2341629041  
**TAD Map:** 2078-392  
**MAPSCO:** TAR-079C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** BELVEDERE ESTATES Block D  
Lot 12

**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:** 1952

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$191,008

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

**Site Number:** 00190268

**Site Name:** BELVEDERE ESTATES-D-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,417

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,680

**Land Acres<sup>\*</sup>:** 0.1763

**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:**

TODD FREEDOM

TODD TERRY

**Primary Owner Address:**

2013 GRANDVIEW DR  
FORT WORTH, TX 76112-3803

**Deed Date:** 7/25/2003

**Deed Volume:** 0017036

**Deed Page:** 0000245

**Instrument:** [D203288705](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRIESENHAHN JACKIE	8/20/2002	00001430000047	0000143	0000047
COUCH JUANITA	10/29/1999	00140870000206	0014087	0000206
FEDERAL NATIONAL MTG ASSN	4/21/1999	00137750000522	0013775	0000522
TRESIDDER EMILY KUTZ	5/13/1986	00085490000426	0008549	0000426
PATTON SAM E	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	\$167,968	\$23,040	\$191,008	\$139,371
2024	\$167,968	\$23,040	\$191,008	\$126,701
2023	\$183,639	\$23,040	\$206,679	\$115,183
2022	\$150,714	\$12,000	\$162,714	\$104,712
2021	\$123,792	\$12,000	\$135,792	\$95,193
2020	\$114,104	\$12,000	\$126,104	\$86,539

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.