



Address: [1704 GRANTLAND CIR](#)
City: FORT WORTH
Georeference: 3440-11-19
Subdivision: BRENTWOOD HILLS
Neighborhood Code: 1H030C

Latitude: 32.7542062525
Longitude: -97.2218427422
TAD Map: 2084-392
MAPSCO: TAR-066W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRENTWOOD HILLS Block 11
Lot 19

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: 1957

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00264520

Site Name: BRENTWOOD HILLS-11-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,071

Percent Complete: 100%

Land Sqft^{*}: 9,450

Land Acres^{*}: 0.2169

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:

NGUYEN KIM PHAN
NGUYEN CAM VAN

Primary Owner Address:

612 LLOYD AVE
FORT WORTH, TX 76103

Deed Date: 1/2/2019

Deed Volume:

Deed Page:

Instrument: [D219000476](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| NGUYEN LANG | 11/15/2011 | D211283887 | 0000000 | 0000000 |
| PETROSKI EILEEN | 11/14/2011 | D211279303 | 0000000 | 0000000 |
| MCKENZIE CRAIG L;MCKENZIE MELINDA K | 5/6/1993 | 00110540001000 | 0011054 | 0001000 |
| MCCOLLUM PATTI LEE | 11/23/1988 | 00094450000211 | 0009445 | 0000211 |
| MCCOLLUM SCOT MILES | 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 | \$20,650 | \$28,350 | \$49,000 | \$49,000 |
| 2024 | \$20,650 | \$28,350 | \$49,000 | \$49,000 |
| 2023 | \$25,735 | \$28,350 | \$54,085 | \$54,085 |
| 2022 | \$39,085 | \$15,000 | \$54,085 | \$54,085 |
| 2021 | \$32,505 | \$15,000 | \$47,505 | \$47,505 |
| 2020 | \$42,174 | \$15,000 | \$57,174 | \$57,174 |

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.