



Address: [1321 COLLEGE AVE](#)
City: FORT WORTH
Georeference: 3840-1-11
Subdivision: BROOKS & BAILEY SUBDIVISION
Neighborhood Code: 4T050C

Latitude: 32.7297364691
Longitude: -97.3347962478
TAD Map: 2048-384
MAPSCO: TAR-076M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROOKS & BAILEY
SUBDIVISION Block 1 Lot 11

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: 1918
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 00319430
Site Name: BROOKS & BAILEY SUBDIVISION-1-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,596
Percent Complete: 100%
Land Sqft^{*}: 4,824
Land Acres^{*}: 0.1107
Pool: N

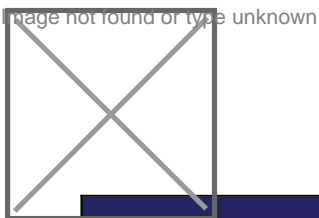
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
LIN CAROLINE
NGUYEN AN
Primary Owner Address:
1317 COLLEGE AVE
FORT WORTH, TX 76104

Deed Date: 6/17/2020
Deed Volume:
Deed Page:
Instrument: [D220141780](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOSTER DEREK V;FOSTER HEATHER A	5/4/2015	D215095435		
BEARD LAURA N;BEARD MATTHEW D	7/30/2012	D212187067	0000000	0000000
FRANK ERIN;FRANK JOSEPH	9/17/2008	D208368084	0000000	0000000
JPF HOME INC	3/15/2007	D207094088	0000000	0000000
HOVLAND WANDA R	10/4/1999	000000000000000	0000000	0000000
HOVLAND EDDIE H EST	12/31/1900	000000000000000	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	\$238,872	\$106,128	\$345,000	\$345,000
2024	\$257,872	\$106,128	\$364,000	\$364,000
2023	\$286,754	\$106,128	\$392,882	\$392,882
2022	\$248,152	\$75,000	\$323,152	\$323,152
2021	\$230,000	\$75,000	\$305,000	\$305,000
2020	\$195,384	\$75,000	\$270,384	\$270,384

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.