



**Address:** [1309 BRITTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6550-5-2  
**Subdivision:** CARTER PARK ADDITION  
**Neighborhood Code:** 1H080I

**Latitude:** 32.6866585857  
**Longitude:** -97.3090219387  
**TAD Map:** 2054-368  
**MAPSCO:** TAR-091G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CARTER PARK ADDITION Block  
5 Lot 2

**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:** 1958

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00436151

**Site Name:** CARTER PARK ADDITION-5-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,024

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,175

**Land Acres<sup>\*</sup>:** 0.1417

**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:**

SANTILLAN J S

SANTILLAN Y R VITELA

**Primary Owner Address:**

9300 KANSAS ST  
JOSHUA, TX 76058

**Deed Date:** 4/7/2014

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D214072160](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ JOSE	11/9/2001	00152640000353	0015264	0000353
SEC OF HUD	8/7/2001	00150710000217	0015071	0000217
MIDFIRST BANK	6/5/2001	00149400000101	0014940	0000101
STEWART VINCENT	5/19/1995	00123180000726	0012318	0000726
STEWART CHAMBERS;STEWART VINCENT D	3/1/1983	00074740001829	0007474	0001829
ELLIOTT BETTY M	12/31/1900	00050280000482	0005028	0000482

## 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	\$91,301	\$18,525	\$109,826	\$109,826
2024	\$91,301	\$18,525	\$109,826	\$109,826
2023	\$83,793	\$18,525	\$102,318	\$102,318
2022	\$68,393	\$8,000	\$76,393	\$67,845
2021	\$69,923	\$8,000	\$77,923	\$61,677
2020	\$71,452	\$8,000	\$79,452	\$56,070

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.