



**Address:** [1723 FLEMMING DR](#)  
**City:** FORT WORTH  
**Georeference:** 6630-V-ER  
**Subdivision:** CARVER HEIGHTS  
**Neighborhood Code:** 1H040M

**Latitude:** 32.7278801323  
**Longitude:** -97.2292117083  
**TAD Map:** 2078-384  
**MAPSCO:** TAR-079R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CARVER HEIGHTS Block V Lot  
ER

**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:** 1970

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$122,949

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

**Site Number:** 00439371

**Site Name:** CARVER HEIGHTS-V-ER-C

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,056

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

RIOS JUAN G

RIOS NOHEMI

**Primary Owner Address:**

1723 FLEMMING DR  
FORT WORTH, TX 76112-7746

**Deed Date:** 3/20/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208104614](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LONDON FUNDING LLC	1/28/2008	<a href="#">D208044597</a>	0000000	0000000
US BANK NATIONAL ASSOC	8/7/2007	<a href="#">D207284069</a>	0000000	0000000
THOMASSON STEPHANIE	10/5/2005	<a href="#">D205323210</a>	0000000	0000000
SMILEY BOBBIE R;SMILEY LETHA GRAY	5/2/2005	<a href="#">D205136261</a>	0000000	0000000
GRAY GRADY W 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 <sup>+</sup>
2025	\$100,449	\$22,500	\$122,949	\$82,671
2024	\$100,449	\$22,500	\$122,949	\$75,155
2023	\$102,306	\$22,500	\$124,806	\$68,323
2022	\$78,108	\$5,000	\$83,108	\$62,112
2021	\$70,742	\$5,000	\$75,742	\$56,465
2020	\$85,778	\$5,000	\$90,778	\$51,332

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.