



**Address:** [1253 NEW YORK AVE](#)  
**City:** FORT WORTH  
**Georeference:** 9590--4  
**Subdivision:** DEATS ADDITION  
**Neighborhood Code:** 1H080B

**Latitude:** 32.7307626759  
**Longitude:** -97.3152002323  
**TAD Map:** 2054-384  
**MAPSCO:** TAR-077K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DEATS ADDITION Lot 4

**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:** 2020

**Personal Property Account:** N/A

**Agent:** FW AREA HABITAT FOR HUMANITY (00566)

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

**Site Number:** 00700029

**Site Name:** DEATS ADDITION-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,164

**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:**

HABIMANA ALPHONSE  
FURAHA FRANCINE

**Primary Owner Address:**

1253 NEW YORK AVE  
FORT WORTH, TX 76104

**Deed Date:** 10/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220290814](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORT WORTH AREA HABITAT FOR HUMANITY INC	4/15/2015	<a href="#">D215077038</a>		
KHORRAMI KEVIN	1/9/2015	<a href="#">D215019675</a>		
CARTER LETTIE EST	12/31/1900	<a href="#">D144022059</a>	0001662	0000062

## 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	\$116,517	\$22,500	\$139,017	\$139,017
2024	\$116,517	\$22,500	\$139,017	\$139,017
2023	\$113,792	\$22,500	\$136,292	\$136,292
2022	\$160,000	\$5,000	\$165,000	\$144,100
2021	\$126,000	\$5,000	\$131,000	\$131,000
2020	\$0	\$5,000	\$5,000	\$5,000

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.