



**Address:** [1312 ILLINOIS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 11085--18-10  
**Subdivision:** EGGLESTON ADDITION  
**Neighborhood Code:** 1H080B

**Latitude:** 32.7298162664  
**Longitude:** -97.3150137403  
**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:** EGGLESTON ADDITION Lot 18  
S35'18

**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:** 1947

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00822426

**Site Name:** EGGLESTON ADDITION-18-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,020

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,500

**Land Acres<sup>\*</sup>:** 0.0803

**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:**

SANCHEZ MIRIAM

**Primary Owner Address:**

6225 HOLLIWELL LN  
FORT WORTH, TX 76179

**Deed Date:** 3/4/2011

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D211054261](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ ADRIAN;SANCHEZ MIRIAM	1/13/2010	<a href="#">D210008783</a>	0000000	0000000
KNOX KARL K	10/26/2005	000000000000000	0000000	0000000
WILSON ULMA C	1/8/1983	00018990000430	0001899	0000430
WILSON;WILSON S L	12/31/1900	00018990000430	0001899	0000430

## 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	\$120,500	\$10,500	\$131,000	\$131,000
2024	\$153,500	\$10,500	\$164,000	\$164,000
2023	\$145,989	\$10,500	\$156,489	\$156,489
2022	\$133,726	\$5,000	\$138,726	\$138,726
2021	\$115,327	\$5,000	\$120,327	\$120,327
2020	\$80,175	\$5,000	\$85,175	\$85,175

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.