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Tarrant Appraisal District
Property Information | PDF
Account Number: 00912271

Address: [1312 W ALLEN AVE](#)
City: FORT WORTH
Georeference: 13520-4-4-30
Subdivision: FAIRMOUNT ADDITION
Neighborhood Code: 4T050B

Latitude: 32.7267246697
Longitude: -97.3396329718
TAD Map: 2048-384
MAPSCO: TAR-076R



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

PROPERTY DATA

Legal Description: FAIRMOUNT ADDITION Block 4
E48'LOTS 4 & 5

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)

Site Number: 00912271
Site Name: FAIRMOUNT ADDITION-4-4-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,114
Percent Complete: 100%
Land Sqft^{*}: 2,500
Land Acres^{*}: 0.0573
Pool: N

State Code: A

Year Built: 1924

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KENBET PROPERTIES LLC

Primary Owner Address:

3000 S HULEN ST STE 124
FORT WORTH, TX 76109-1934

Deed Date: 12/30/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213325339](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEITH LAVONNE;KEITH STEPHEN H	12/28/2006	D207009378	0000000	0000000
S & L KEITH LP	7/7/2006	D206235639	0000000	0000000
KEITH LAVONNE;KEITH STEPHEN H	1/31/1997	00126580001485	0012658	0001485
HARMAN ERIC BRIAN	12/29/1993	00113940001315	0011394	0001315
HARMAN DUANE G	3/13/1987	00088810000170	0008881	0000170
WATTERSON RALPH;WATTERSON S P BANTLE	11/8/1984	00080040001969	0008004	0001969
EMMA B KEEN	12/31/1900	00020180000211	0002018	0000211

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	\$91,473	\$55,000	\$146,473	\$146,473
2024	\$91,473	\$55,000	\$146,473	\$146,473
2023	\$100,282	\$55,000	\$155,282	\$155,282
2022	\$91,639	\$56,250	\$147,889	\$147,889
2021	\$94,121	\$56,250	\$150,371	\$150,371
2020	\$48,750	\$56,250	\$105,000	\$105,000

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

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.