



Address: [2312 GRANDVIEW DR](#)
City: FORT WORTH
Georeference: 14490-2-18
Subdivision: FORTY OAKS ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7455109911
Longitude: -97.2368740083
TAD Map: 2078-392
MAPSCO: TAR-079C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FORTY OAKS ADDITION Block
2 Lot 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: 1952

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$185,534

Protest Deadline Date: 5/24/2024

Site Number: 00974390

Site Name: FORTY OAKS ADDITION-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,228

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SMITH MICHELE ELENA

Primary Owner Address:

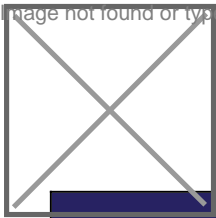
2312 GRANDVIEW DR
FORT WORTH, TX 76112

Deed Date: 8/23/2024

Deed Volume:

Deed Page:

Instrument: [D224151278](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| MORNING GLORY INVESTMENT GROUP INC | 3/26/2024 | D224053119 | | |
| RUSSEY LARRY JACK | 12/10/2007 | 000000000000000 | 0000000 | 0000000 |
| RUSSEY LARRY;RUSSEY SHIRLEY | 3/25/1998 | 00131400000128 | 0013140 | 0000128 |
| LONG JOYCE | 6/22/1991 | 000000000000000 | 0000000 | 0000000 |
| LONG BOBBY G | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$162,134 | \$23,400 | \$185,534 | \$185,534 |
| 2024 | \$162,134 | \$23,400 | \$185,534 | \$126,623 |
| 2023 | \$163,583 | \$23,400 | \$186,983 | \$115,112 |
| 2022 | \$142,123 | \$10,000 | \$152,123 | \$104,647 |
| 2021 | \$119,711 | \$10,000 | \$129,711 | \$95,134 |
| 2020 | \$94,115 | \$10,000 | \$104,115 | \$86,485 |

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.