



Address: [2317 GRANDVIEW DR](#)
City: FORT WORTH
Georeference: 14490-3-4
Subdivision: FORTY OAKS ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7453691903
Longitude: -97.2362800689
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
3 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: 1951

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00974579

Site Name: FORTY OAKS ADDITION-3-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,072

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:

MARCOS ARMANDO FLORES
BENAVIDES PATRICIA SANCHEZ
PEREZ ARACELI BENAVIDES

Primary Owner Address:

2317 GRANDVIEW DR
FORT WORTH, TX 76112

Deed Date: 6/7/2021

Deed Volume:

Deed Page:

Instrument: [D221162229](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AVOCET VENTURES LP	2/19/2021	D221049200		
WEST BENNY;WEST BURNELLE	5/12/1999	00139740000028	0013974	0000028
CLAYSTONE FINANCIAL INC	6/22/1998	00132830000059	0013283	0000059
WITTER JO EVELYN WEBB	10/11/1989	00000000000000	0000000	0000000
WEBB JO E WITTER;WEBB LYNDALL	2/9/1985	00000000000000	0000000	0000000
WEBB LYNNA L;WEBB SAM	12/31/1900	00035810000490	0003581	0000490

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	\$149,153	\$23,400	\$172,553	\$172,553
2024	\$149,153	\$23,400	\$172,553	\$172,553
2023	\$150,485	\$23,400	\$173,885	\$173,885
2022	\$130,857	\$10,000	\$140,857	\$140,857
2021	\$110,358	\$10,000	\$120,358	\$72,281
2020	\$86,872	\$10,000	\$96,872	\$65,710

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.