



Address: [2616 FRIARFORD RD](#)
City: FORT WORTH
Georeference: 14785-1-1
Subdivision: FRIARS SQUARE ADDITION
Neighborhood Code: 1B030A

Latitude: 32.7408826691
Longitude: -97.1941245265
TAD Map: 2090-388
MAPSCO: TAR-080H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FRIARS SQUARE ADDITION
Block 1 Lot 1
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: 1978
Personal Property Account: N/A
Agent: GOODRICH REALTY CONSULTING (00974)
Protest Deadline Date: 5/24/2024

Site Number: 01018051
Site Name: FRIARS SQUARE ADDITION-1-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,000
Percent Complete: 100%
Land Sqft* : 9,600
Land Acres* : 0.2203
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:
NGUYEN THANG Q
NGUYEN LIEU THI BUI
Primary Owner Address:
6804 NOB HILL DR
NORTH RICHLAND HILLS, TX 76182-4344

Deed Date: 6/9/1987
Deed Volume: 0008973
Deed Page: 0002155
Instrument: 00089730002155

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STENGLE MARY;STENGLE W FRED	1/9/1987	00088110000336	0008811	0000336
CUNNINGHAM DAVY RAY	12/31/1900	00000000000000	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	\$234,300	\$45,000	\$279,300	\$279,300
2024	\$234,300	\$45,000	\$279,300	\$279,300
2023	\$255,498	\$45,000	\$300,498	\$300,498
2022	\$202,088	\$30,000	\$232,088	\$232,088
2021	\$188,522	\$30,000	\$218,522	\$218,522
2020	\$163,555	\$30,000	\$193,555	\$193,555

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.