

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 01018051

Address: 2616 FRIARFORD RD

**City:** FORT WORTH **Georeference:** 14785-1-1

Subdivision: FRIARS SQUARE ADDITION

Neighborhood Code: 1B030A

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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

Latitude: 32.7408826691

**TAD Map:** 2090-388 **MAPSCO:** TAR-080H

Longitude: -97.1941245265

**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

Instrument: 00089730002155

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

NGUYEN THANG Q
NGUYEN LIEU THI BUI
Primary Owner Address:
Deed Volume: 0008973
Deed Page: 0002155

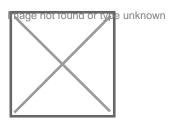
6804 NOB HILL DR

NORTH RICHLAND HILLS, TX 76182-4344

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

08-05-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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. <u>Tarrant County Tax Office Account Information</u>.

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.

## **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.

08-05-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.