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**Address:** [2612 FRIARFORD RD](#)  
**City:** FORT WORTH  
**Georeference:** 14785-1-2  
**Subdivision:** FRIARS SQUARE ADDITION  
**Neighborhood Code:** 1B030A

**Latitude:** 32.7410906607  
**Longitude:** -97.1941405553  
**TAD Map:** 2090-388  
**MAPSCO:** TAR-080H



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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 2

**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:** 01018078  
**Site Name:** FRIARS SQUARE ADDITION-1-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,426  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,168  
**Land Acres<sup>\*</sup>:** 0.1645  
**Pool:** N

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$219,725

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MINICK JOYCE G

**Primary Owner Address:**

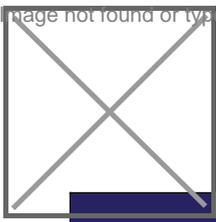
2612 FRIARFORD RD  
FORT WORTH, TX 76112-6010

**Deed Date:** 5/6/1997

**Deed Volume:** 0012767

**Deed Page:** 0000468

**Instrument:** 00127670000468



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN CARL H;GREEN JOYCE G MINICK	4/9/1984	00077930000022	0007793	0000022
JESSIE G GUILBEAUXAD JR	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 <sup>+</sup>
2025	\$174,725	\$45,000	\$219,725	\$203,349
2024	\$174,725	\$45,000	\$219,725	\$184,863
2023	\$182,939	\$45,000	\$227,939	\$168,057
2022	\$155,667	\$30,000	\$185,667	\$152,779
2021	\$134,092	\$30,000	\$164,092	\$138,890
2020	\$115,874	\$30,000	\$145,874	\$126,264

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

- HOMESTEAD GENERAL 11.13(b)

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.