



**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



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 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)

**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

**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

<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:**

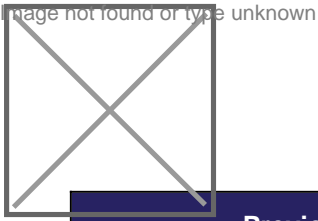
2612 FRIARFORD RD  
FORT WORTH, TX 76112-6010

**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.