



**Address:** [7612 PORTMAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 14785-2-13  
**Subdivision:** FRIARS SQUARE ADDITION  
**Neighborhood Code:** 1B030A

**Latitude:** 32.7409187247  
**Longitude:** -97.1912515294  
**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 2 Lot 13

**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:** 01018434

**Site Name:** FRIARS SQUARE ADDITION-2-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,426

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,308

**Land Acres<sup>\*</sup>:** 0.1907

**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:**

BUI PHONG

BUI HIEN PHAN

**Primary Owner Address:**

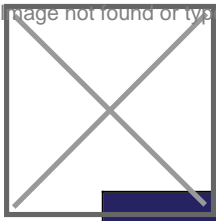
7612 PORTMAN AVE  
FORT WORTH, TX 76112-6034

**Deed Date:** 6/27/2003

**Deed Volume:** 0016939

**Deed Page:** 0000256

**Instrument:** [D203257706](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHUONG DANG D;PHUONG PHAM C	8/7/1998	00133670000600	0013367	0000600
PHAM TUAN	11/23/1988	00094930000071	0009493	0000071
DUNG DUC PHAM	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.