



Address: [2712 FRIARFORD RD](#)
City: FORT WORTH
Georeference: 14785-4-4
Subdivision: FRIARS SQUARE ADDITION
Neighborhood Code: 1B030A

Latitude: 32.7399751278
Longitude: -97.1941514948
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 4 Lot 4

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: \$228,464

Protest Deadline Date: 5/24/2024

Site Number: 01019163
Site Name: FRIARS SQUARE ADDITION-4-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,525
Percent Complete: 100%
Land Sqft^{*}: 7,200
Land Acres^{*}: 0.1652
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:

PHAM TUYET T

Primary Owner Address:

2712 FRIARFORD RD
FORT WORTH, TX 76112-6011

Deed Date: 10/28/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205322518](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAM HIEP;PHAM TUYET T	8/24/1992	00107600001826	0010760	0001826
SECRETARY OF HUD	2/6/1991	00103090000662	0010309	0000662
GOVERNMENT NATL MRTG ASSN	2/5/1991	00101650002175	0010165	0002175
SEALEY HECTOR R	7/27/1988	00093550001065	0009355	0001065
JOHNSON EDWARD L	9/10/1986	00086790001947	0008679	0001947
MINSHEW EDWARD C;MINSHEW JERRI S	11/15/1978	00066200000115	0006620	0000115
FOX & JACOBS INC	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	\$183,464	\$45,000	\$228,464	\$210,161
2024	\$183,464	\$45,000	\$228,464	\$191,055
2023	\$192,040	\$45,000	\$237,040	\$173,686
2022	\$163,610	\$30,000	\$193,610	\$157,896
2021	\$141,121	\$30,000	\$171,121	\$143,542
2020	\$122,133	\$30,000	\$152,133	\$130,493

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.