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Address: [1601 DANIEL ST](#)
City: FORT WORTH
Georeference: 15920-3-1
Subdivision: GRAHAM PARK ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7266019014
Longitude: -97.3011281071
TAD Map: 2060-384
MAPSCO: TAR-077R



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: GRAHAM PARK ADDITION
Block 3 Lot 1 THRU 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: C1

Year Built: 0

Personal Property Account: N/A

Agent: TAX RECOURSE LLC (00984)

Notice Sent Date: 4/15/2025

Notice Value: \$25,000

Protest Deadline Date: 5/24/2024

Site Number: 01080148

Site Name: GRAHAM PARK ADDITION-3-1-20

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 13,500

Land Acres^{*}: 0.3099

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:

MERMAID BORROWER LLC

Primary Owner Address:

401 CONGRESS AVE 33RD FLOOR
AUSTIN, TX 78701

Deed Date: 11/13/2024

Deed Volume:

Deed Page:

Instrument: [D224211295](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMHERST GROUP PROPERTIES LLC	9/8/2022	D222233417		
MERCADO REALTY GROUP LLC	9/8/2022	D222232423		
BENEFICENT HOME BUYERS LLC	7/13/2022	D222176829		
MUHAMMAD ROBERT W	7/30/2002	00159140000357	0015914	0000357
FORT WORTH CITY OF	4/4/2000	00143120000708	0014312	0000708
SCHEU C C	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	\$0	\$25,000	\$25,000	\$25,000
2024	\$0	\$25,000	\$25,000	\$12,000
2023	\$0	\$10,000	\$10,000	\$10,000
2022	\$0	\$7,500	\$7,500	\$7,500
2021	\$0	\$7,500	\$7,500	\$7,500
2020	\$0	\$7,500	\$7,500	\$7,500

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

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.