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Address: [925 DUFF CT](#)
City: FORT WORTH
Georeference: 16000-B-13R3
Subdivision: GRANDE VISTA HEIGHTS ADDITION
Neighborhood Code: 1H040J

Latitude: 32.7336487524
Longitude: -97.234764141
TAD Map: 2078-388
MAPSCO: TAR-079L



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

PROPERTY DATA

Legal Description: GRANDE VISTA HEIGHTS
ADDITION Block B Lot 13R3

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: 01087681
Site Name: GRANDE VISTA HEIGHTS ADDITION-B-13R3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,115
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
Pool: N

State Code: A
Year Built: 1954
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$173,448
Protest Deadline Date: 5/24/2024

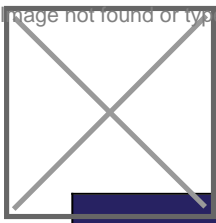
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
MATTIZA SHIRLEY MARIE
Primary Owner Address:
925 DUFF CT
FORT WORTH, TX 76112-6805

Deed Date: 1/26/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212020778](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATTIZA MARK;MATTIZA MONTE	5/18/2011	D211118360	0000000	0000000
MATTIZA SHIRLEY MARIE	2/15/2009	000000000000000	0000000	0000000
MATTIZA JACK W EST;MATTIZA SHIRLEY	12/31/1900	00028650000548	0002865	0000548

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	\$154,698	\$18,750	\$173,448	\$120,056
2024	\$154,698	\$18,750	\$173,448	\$109,142
2023	\$131,876	\$18,750	\$150,626	\$99,220
2022	\$122,110	\$5,000	\$127,110	\$90,200
2021	\$77,000	\$5,000	\$82,000	\$82,000
2020	\$77,000	\$5,000	\$82,000	\$77,198

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.