



**Address:** [1444 EDNEY ST](#)  
**City:** FORT WORTH  
**Georeference:** 16245-3-23  
**Subdivision:** GREENBRIAR ADDITION-FT WORTH  
**Neighborhood Code:** 4T930G

**Latitude:** 32.6682475734  
**Longitude:** -97.3422579649  
**TAD Map:** 2048-364  
**MAPSCO:** TAR-090U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GREENBRIAR ADDITION-FT  
WORTH Block 3 Lot 23

**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:** 01098357

**Site Name:** GREENBRIAR ADDITION-FT WORTH-3-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 768

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,077

**Land Acres<sup>\*</sup>:** 0.1395

**Pool:** N

**State Code:** A

**Year Built:** 1951

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$164,304

**Protest Deadline Date:** 5/24/2024

<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:**

GUERRERO NANYO

**Primary Owner Address:**

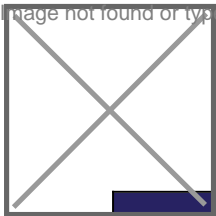
1444 EDNEY ST  
FORT WORTH, TX 76115-4221

**Deed Date:** 2/23/1999

**Deed Volume:** 0013686

**Deed Page:** 0000055

**Instrument:** 00136860000055



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASA ESPECIALES PARTNERSHIP	8/28/1998	00134070000413	0013407	0000413
HAYES JIMMY B	12/31/1900	000000000000000	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	\$127,842	\$36,462	\$164,304	\$115,541
2024	\$127,842	\$36,462	\$164,304	\$105,037
2023	\$109,229	\$36,462	\$145,691	\$95,488
2022	\$95,959	\$25,000	\$120,959	\$86,807
2021	\$75,836	\$25,000	\$100,836	\$78,915
2020	\$58,782	\$25,000	\$83,782	\$71,741

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.