



**Address:** [174 COTILLION RD](#)  
**City:** FORT WORTH  
**Georeference:** 16820-32-15  
**Subdivision:** HALLMARK ADDITION  
**Neighborhood Code:** 1E060C

**Latitude:** 32.6371657889  
**Longitude:** -97.3233711006  
**TAD Map:** 2054-352  
**MAPSCO:** TAR-105E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HALLMARK ADDITION Block 32  
Lot 15

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EVERMAN ISD (904)

**State Code:** A

**Year Built:** 1965

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01155180

**Site Name:** HALLMARK ADDITION-32-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,577

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,383

**Land Acres<sup>\*</sup>:** 0.2613

**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:**

RIVAS MARGARITA DELGADO

**Primary Owner Address:**

174 COTILLION RD  
FORT WORTH, TX 76134

**Deed Date:** 9/13/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219218987](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NERIO EDGAR A;NERIO MARGARITA	9/30/2008	<a href="#">D208382807</a>	0000000	0000000
HUNTSBERGER MARY MAE EST	3/8/2002	000000000000000	0000000	0000000
HUNTSBERGER MARY;HUNTSBERGER W A EST	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	\$123,155	\$27,000	\$150,155	\$150,155
2024	\$123,155	\$27,000	\$150,155	\$150,155
2023	\$118,464	\$27,000	\$145,464	\$136,583
2022	\$105,749	\$27,000	\$132,749	\$124,166
2021	\$85,878	\$27,000	\$112,878	\$112,878
2020	\$89,741	\$27,000	\$116,741	\$112,683

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.