



Address: [1312 E JEFFERSON AVE](#)
City: FORT WORTH
Georeference: 18100-52-4
Subdivision: HIGHLAND PARK ADDITION-FT WTH
Neighborhood Code: 1H080B

Latitude: 32.7242016794
Longitude: -97.3090651774
TAD Map: 2054-384
MAPSCO: TAR-077Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGHLAND PARK ADDITION-FT
WTH Block 52 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)

Site Number: 01245783
Site Name: HIGHLAND PARK ADDITION-FT WTH-52-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,080
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

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:

MUNOZ JOHAN CARLOS
JUAREZ DAISY YANET PAREDES

Primary Owner Address:
1312 E JEFFERSON AVE
FORT WORTH, TX 76104

Deed Date: 4/29/2022
Deed Volume:
Deed Page:
Instrument: [D222115103](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	12/7/2021	D221360139		
MUHAMMAD JASON	12/18/2017	D217290195		
FRANCO NATHAN LARRY II	5/5/2017	D217104493		
Unlisted	10/6/2016	D216249178		
KINDLES THEDA EST	12/28/1986	0000000000000000	0000000	0000000
KING LE ARTEE;KING THEDA KINDLES	5/10/1968	00045600000923	0004560	0000923

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	\$180,265	\$18,000	\$198,265	\$198,265
2024	\$180,265	\$18,000	\$198,265	\$198,265
2023	\$172,644	\$18,000	\$190,644	\$190,644
2022	\$148,915	\$5,000	\$153,915	\$153,915
2021	\$134,859	\$5,000	\$139,859	\$139,859
2020	\$119,733	\$5,000	\$124,733	\$124,733

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.