



Address: [1712 CARLETON AVE](#)
City: FORT WORTH
Georeference: 18320-8-10
Subdivision: HILLCREST ADDITION-FORT WORTH
Neighborhood Code: 4C121A

Latitude: 32.7428502171
Longitude: -97.3854384145
TAD Map: 2030-388
MAPSCO: TAR-075G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLCREST ADDITION-FORT WORTH Block 8 Lot 10

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: 01275143

Site Name: HILLCREST ADDITION-FORT WORTH-8-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,127

Percent Complete: 100%

Land Sqft^{*}: 8,250

Land Acres^{*}: 0.1893

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Notice Sent Date: 4/15/2025

Notice Value: \$1,062,000

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:

BRYANT VERNON
BRYANT NANCY

Primary Owner Address:

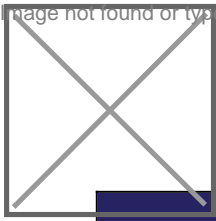
1712 CARLETON AVE
FORT WORTH, TX 76107-3858

Deed Date: 10/26/2001

Deed Volume: 0015261

Deed Page: 0000386

Instrument: 00152610000386



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARNES BRADFORD S;BARNES JIL T	9/21/1993	00114120000774	0011412	0000774
MONCRIEF W A TRUST JR	9/6/1989	00096960000903	0009696	0000903
MONCRIEF W A JR	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	\$664,300	\$291,500	\$955,800	\$955,800
2024	\$770,500	\$291,500	\$1,062,000	\$981,200
2023	\$600,500	\$291,500	\$892,000	\$892,000
2022	\$579,546	\$291,472	\$871,018	\$871,018
2021	\$571,756	\$291,472	\$863,228	\$863,228
2020	\$622,500	\$312,500	\$935,000	\$935,000

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.