



**Address:** [1309 W BOYCE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 20610-22-10  
**Subdivision:** HUBBARD HIGHLANDS ADDITION  
**Neighborhood Code:** 4T930P

**Latitude:** 32.6795575286  
**Longitude:** -97.3391779136  
**TAD Map:** 2048-368  
**MAPSCO:** TAR-090M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HUBBARD HIGHLANDS  
ADDITION Block 22 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)

**State Code:** A

**Year Built:** 1943

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$160,090

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

**Site Number:** 01368591

**Site Name:** HUBBARD HIGHLANDS ADDITION-22-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 905

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

MONTES RAUL  
MONTES MARIA

**Primary Owner Address:**

1309 W BOYCE AVE  
FORT WORTH, TX 76115-2339

**Deed Date:** 10/25/2002

**Deed Volume:** 0016118

**Deed Page:** 0000505

**Instrument:** 00161180000505

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WASHINGTON MUTUAL BANK	5/7/2002	00156700000433	0015670	0000433
GAROUTTE GLENN M	1/28/2000	00142050000305	0014205	0000305
EMERALD DOLPHIN ENTERPRISES	11/18/1999	00141180000302	0014118	0000302
COVENANT FINANCE INC	11/17/1999	00141180000303	0014118	0000303
HORTON BILLY JAMES	12/5/1996	00138940000012	0013894	0000012
HORTON BERNICE L EST	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 <sup>+</sup>
2025	\$122,590	\$37,500	\$160,090	\$121,387
2024	\$122,590	\$37,500	\$160,090	\$110,352
2023	\$118,029	\$37,500	\$155,529	\$100,320
2022	\$110,833	\$20,000	\$130,833	\$91,200
2021	\$86,227	\$20,000	\$106,227	\$82,909
2020	\$79,479	\$20,000	\$99,479	\$75,372

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.