



**Address:** [1610 EVANS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 20980-21-531  
**Subdivision:** HYDE PARK ADDITION  
**Neighborhood Code:** OFC-South Tarrant County

**Latitude:** 32.7263911411  
**Longitude:** -97.318652038  
**TAD Map:** 2054-384  
**MAPSCO:** TAR-077P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HYDE PARK ADDITION Block 21  
Lot 531 BLK 21 LTS 531 & 532

**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:** F1

**Year Built:** 1937

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$228,069

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80110088

**Site Name:** 1610 EVANS AVE.

**Site Class:** OFCLowRise - Office-Low Rise

**Parcels:** 1

**Primary Building Name:** 1610 EVANS AVE / 01411470

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 1,476

**Net Leasable Area<sup>+++</sup>:** 1,476

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,570

**Land Acres<sup>\*</sup>:** 0.3115

**Pool:** N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

DUNNAGAN FAMILY TRUST

**Primary Owner Address:**

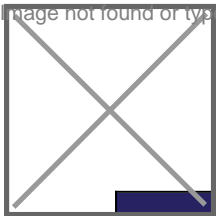
6701 VINES CT  
COLLEYVILLE, TX 76034

**Deed Date:** 12/2/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223002164](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNNAGAN JIM	6/11/2001	00149480000353	0014948	0000353
LEWIS ANNIE 1/2 INT;LEWIS LEON	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	\$75,407	\$152,662	\$228,069	\$228,069
2024	\$75,407	\$152,662	\$228,069	\$228,069
2023	\$75,407	\$152,662	\$228,069	\$228,069
2022	\$75,407	\$152,662	\$228,069	\$228,069
2021	\$75,407	\$80,606	\$156,013	\$156,013
2020	\$75,407	\$80,606	\$156,013	\$156,013

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.