



Address: [1315 S LAKE ST](#)
City: FORT WORTH
Georeference: 22710-B-13-A
Subdivision: KING SUB/FIELD WELCH
Neighborhood Code: 4T050C

Latitude: 32.7300501625
Longitude: -97.3391658777
TAD Map: 2048-384
MAPSCO: TAR-076M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KING SUB/FIELD WELCH Block
B Lot 13

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: 1917

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 01504223
Site Name: KING SUB/FIELD WELCH-B-13-A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,531
Percent Complete: 100%
Land Sqft^{*}: 5,000
Land Acres^{*}: 0.1147
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:

CHAROS MATTHEW J

Primary Owner Address:

1315 S LAKE ST
FORT WORTH, TX 76104-4334

Deed Date: 4/20/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212096540](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|------------|----------------------------|-------------|-----------|
| WEBB JAYSON ETAL | 1/20/2010 | D210015874 | 0000000 | 0000000 |
| HOLLOWAY;HOLLOWAY A S | 12/31/1900 | 00028620000169 | 0002862 | 0000169 |



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 | \$211,860 | \$110,000 | \$321,860 | \$321,860 |
| 2024 | \$244,046 | \$110,000 | \$354,046 | \$354,046 |
| 2023 | \$260,000 | \$110,000 | \$370,000 | \$338,800 |
| 2022 | \$240,573 | \$75,000 | \$315,573 | \$308,000 |
| 2021 | \$205,000 | \$75,000 | \$280,000 | \$280,000 |
| 2020 | \$205,000 | \$75,000 | \$280,000 | \$280,000 |

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.