



**Address:** [1416 KUROKI ST](#)  
**City:** FORT WORTH  
**Georeference:** 23290-30-4-10  
**Subdivision:** LAKEVIEW ADDITION  
**Neighborhood Code:** 1H080B

**Latitude:** 32.7281625976  
**Longitude:** -97.3109033983  
**TAD Map:** 2054-384  
**MAPSCO:** TAR-077L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKEVIEW ADDITION Block 30  
Lot 4 N 46' 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)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$271,371

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

**Site Number:** 01563122

**Site Name:** LAKEVIEW ADDITION-30-4-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,652

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,336

**Land Acres<sup>\*</sup>:** 0.1224

**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:**

GRANADOS CHRISTINA ELAINE  
GRANADOS MIGUEL

**Primary Owner Address:**

1416 KUROKI ST  
FORT WORTH, TX 76104

**Deed Date:** 1/14/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221012902](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EL GRUPO PEREZ CONSTRUCTION LLC	4/10/2020	<a href="#">D220084057</a>		
HADLEY-YARBROUGH;HADLEY-YARBROUGH MINNIE	10/19/2011	<a href="#">D213229680</a>	0000000	0000000
JOHNSON LOUISA N	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	\$255,363	\$16,008	\$271,371	\$271,371
2024	\$255,363	\$16,008	\$271,371	\$263,361
2023	\$272,886	\$16,008	\$288,894	\$239,419
2022	\$212,654	\$5,000	\$217,654	\$217,654
2021	\$193,508	\$5,000	\$198,508	\$198,508
2020	\$0	\$5,000	\$5,000	\$5,000

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.