



**Address:** [1117 HAWTHORNE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 23690-5-5  
**Subdivision:** LAWN PLACE ADDITION  
**Neighborhood Code:** 4T050C

**Latitude:** 32.7212505551  
**Longitude:** -97.3372182312  
**TAD Map:** 2048-380  
**MAPSCO:** TAR-076R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAWN PLACE ADDITION Block  
5 Lot 5

**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:** 1926

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$438,865

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

**Site Number:** 01589466

**Site Name:** LAWN PLACE ADDITION-5-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,612

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,400

**Land Acres<sup>\*</sup>:** 0.1239

**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:**

BOWDEN SARAH NICOLE

**Primary Owner Address:**

1117 HAWTHORE AVE  
FORT WORTH, TX 76110

**Deed Date:** 6/4/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** M217006528

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS SARAH NICOLE	8/18/2016	<a href="#">D216189599</a>		
ICE & WILLIAMS LLC	6/17/2016	<a href="#">D216134961</a>		
LIPSETT STEPHEN J	7/26/1989	00096580002348	0009658	0002348
FIDELITY BANK	7/4/1989	00096380002231	0009638	0002231
HELSTEN ROBERT A	6/14/1986	00085790002058	0008579	0002058
JONES JOHN T	6/13/1986	00085790002051	0008579	0002051
HAYES JEAN G	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	\$320,065	\$118,800	\$438,865	\$438,865
2024	\$320,065	\$118,800	\$438,865	\$404,323
2023	\$300,971	\$118,800	\$419,771	\$367,566
2022	\$259,151	\$75,000	\$334,151	\$334,151
2021	\$251,894	\$75,000	\$326,894	\$325,270
2020	\$220,700	\$75,000	\$295,700	\$295,700

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.