

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 01590391

Address: 1312 SOUTH FWY

City: FORT WORTH Georeference: 23700-10-4

Subdivision: LAWN TERRACE ADDITION

Neighborhood Code: 4T930L

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

## PROPERTY DATA

Legal Description: LAWN TERRACE ADDITION

Block 10 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: C1 Year Built: 0

Personal Property Account: N/A Agent: OWNWELL INC (12140) Notice Sent Date: 4/15/2025

Notice Value: \$30.000

Protest Deadline Date: 5/24/2024

Site Number: 01590391

Latitude: 32.7297512449

**TAD Map:** 2054-384 MAPSCO: TAR-077K

Longitude: -97.3211323601

Site Name: LAWN TERRACE ADDITION-10-4 Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size+++: 0 **Percent Complete: 0%** 

**Land Sqft**\*: 5,000 Land Acres\*: 0.1147

Pool: N

+++ Rounded.

## OWNER INFORMATION

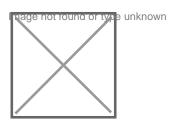
**Current Owner:** KHORRAMI KEVIN **Primary Owner Address:** 6450 LOYDHILL LN FORT WORTH, TX 76135

**Deed Date: 3/6/2012** Deed Volume: 0000000 **Deed Page: 0000000** Instrument: D212083618

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRINCE ABE EST	12/31/1900	000000000000000	0000000	0000000

06-24-2025 Page 1

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



**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	\$0	\$30,000	\$30,000	\$28,800
2024	\$0	\$30,000	\$30,000	\$24,000
2023	\$0	\$20,000	\$20,000	\$20,000
2022	\$0	\$20,000	\$20,000	\$20,000
2021	\$0	\$20,000	\$20,000	\$20,000
2020	\$0	\$8,000	\$8,000	\$8,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

06-24-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.