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**Address:** [1416 ARIZONA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 23700-13-5  
**Subdivision:** LAWN TERRACE ADDITION  
**Neighborhood Code:** 4T930L

**Latitude:** 32.7283989277  
**Longitude:** -97.3219685508  
**TAD Map:** 2054-384  
**MAPSCO:** TAR-077K



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

## PROPERTY DATA

**Legal Description:** LAWN TERRACE ADDITION  
Block 13 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:** 1928

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01590960

**Site Name:** LAWN TERRACE ADDITION-13-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 784

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,050

**Land Acres<sup>\*</sup>:** 0.1159

**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:**

ARMENTA JUAN

**Primary Owner Address:**

1416 ARIZONA AVE  
FORT WORTH, TX 76104

**Deed Date:** 3/23/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223059185](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTIERREZ LAND CO LLC	3/21/2023	<a href="#">D223046972</a>		
MONRREAL JONATHAN MOISES	8/15/2020	<a href="#">D220333135</a>		
MONRREAL ROGELIO	11/25/2015	<a href="#">D216040143-CWD</a>		
MONRREAL ROGELIO	11/24/2015	<a href="#">D216040143-CWD</a>		
MONRREAL JARROD;MONRREAL MARISOL	1/6/2003	<a href="#">D210320587</a>	0000000	0000000
RAMIREZ RAFAEL	1/28/2000	00147680000280	0014768	0000280
EDWARDS BESSIE	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	\$35,179	\$30,300	\$65,479	\$65,479
2024	\$35,179	\$30,300	\$65,479	\$65,479
2023	\$35,633	\$30,300	\$65,933	\$65,933
2022	\$29,025	\$20,000	\$49,025	\$49,025
2021	\$25,258	\$20,000	\$45,258	\$45,258
2020	\$21,285	\$8,000	\$29,285	\$29,285

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.