



**Address:** [217 ADRIAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 24060-3-10  
**Subdivision:** LINWOOD ADDITION  
**Neighborhood Code:** M4C02B

**Latitude:** 32.7572694607  
**Longitude:** -97.3595943145  
**TAD Map:** 2042-396  
**MAPSCO:** TAR-062X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LINWOOD ADDITION Block 3  
Lot 10

**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:** B

**Year Built:** 1943

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 01601644

**Site Name:** LINWOOD ADDITION-3-10

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,152

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,520

**Land Acres<sup>\*</sup>:** 0.2185

**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:**

IDUARTE-GARCIA DAVID

**Primary Owner Address:**

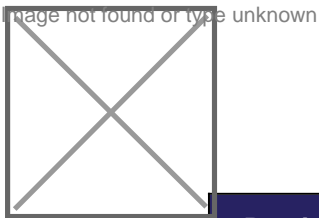
219 ADRIAN DR  
FORT WORTH, TX 76107

**Deed Date:** 3/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222061042](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALAZAR CRISTINA	7/30/2009	<a href="#">D209213317</a>	0000000	0000000
HOLLEY LELLAH O	10/5/2008	<a href="#">D208415150</a>	0000000	0000000
HOLLEY PHILIP W	10/11/2002	00160610000036	0016061	0000036
HOUSE DAVID TR	5/11/1988	00092660002333	0009266	0002333
HOLLEY PHILIP W	12/31/1900	00000000000000	0000000	0000000
A P SIMONS	12/30/1900	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	\$1,000	\$245,537	\$246,537	\$246,537
2024	\$1,000	\$370,331	\$371,331	\$371,331
2023	\$50,840	\$380,800	\$431,640	\$431,640
2022	\$30,747	\$380,800	\$411,547	\$411,547
2021	\$19,665	\$380,800	\$400,465	\$400,465
2020	\$18,128	\$380,800	\$398,928	\$398,928

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.