



**Address:** [4046 VAUGHN BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 25070-23-3R1-A  
**Subdivision:** MASONIC HOME #1 ADDITION  
**Neighborhood Code:** 1H050D

**Latitude:** 32.7049850214  
**Longitude:** -97.2698731988  
**TAD Map:** 2066-376  
**MAPSCO:** TAR-078Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MASONIC HOME #1 ADDITION  
Block 23 Lot 3R1

**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:** 1952  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$94,429  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01642642  
**Site Name:** MASONIC HOME #1 ADDITION-23-3R1-A  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,144  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,274  
**Land Acres<sup>\*</sup>:** 0.1210  
**Pool:** N

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
SANTOYO JUAN MANUEL  
**Primary Owner Address:**  
4046 VAUGHN BLVD  
FORT WORTH, TX 76119-3530

**Deed Date:** 11/18/1984  
**Deed Volume:** 0008018  
**Deed Page:** 0000853  
**Instrument:** 00080180000853

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOSE L ESPINOSA	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$78,607	\$15,822	\$94,429	\$52,135
2024	\$78,607	\$15,822	\$94,429	\$47,395
2023	\$74,691	\$15,822	\$90,513	\$43,086
2022	\$64,847	\$4,500	\$69,347	\$39,169
2021	\$52,586	\$4,500	\$57,086	\$35,608
2020	\$62,801	\$4,500	\$67,301	\$32,371

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

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- 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.