



Address: [1312 FAIRMOUNT AVE](#)
City: FORT WORTH
Georeference: 27200-C-25
Subdivision: MC ANULTY & NYE SUBDIVISION
Neighborhood Code: 4T050C

Latitude: 32.730051282
Longitude: -97.3413782164
TAD Map: 2048-384
MAPSCO: TAR-076M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC ANULTY & NYE
SUBDIVISION Block C Lot 25 BLK C LOTS 25 & 26

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)

Site Number: 01835548
Site Name: MC ANULTY & NYE SUBDIVISION-C-25-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,741
Percent Complete: 100%
Land Sqft^{*}: 5,000
Land Acres^{*}: 0.1147
Pool: N

State Code: A

Year Built: 2010

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KONG TRUST

Primary Owner Address:

45 ESTERNAY DR
FOOTHILL RANCH, CA 92610

Deed Date: 3/26/2019

Deed Volume:

Deed Page:

Instrument: [D219060698](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILLMAN ANTHEA PATTERSON;HILLMAN RICHARD WARING	7/13/2018	D218154128		
BAILEY JAMES W;BAILEY LAUREN R	12/1/2010	D210299290	0000000	0000000
FITE SHAWN EST	6/3/2005	D205164519	0000000	0000000
SQUARE ONE DEVELOPMENT LLC	6/3/2005	D205164518	0000000	0000000
SUTHERLAND CHARLES E	2/29/2000	00142390000074	0014239	0000074
CHAN CHRISTINA;CHAN RAFAEL C	12/19/1986	00087840001306	0008784	0001306
RAYBURN A J JR	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 ⁺
2025	\$385,783	\$110,000	\$495,783	\$495,783
2024	\$385,783	\$110,000	\$495,783	\$495,783
2023	\$339,691	\$110,000	\$449,691	\$449,691
2022	\$315,420	\$75,000	\$390,420	\$390,420
2021	\$316,870	\$75,000	\$391,870	\$391,870
2020	\$283,413	\$75,000	\$358,413	\$358,413

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.