



Address: [1409 7TH AVE # A](#)
City: FORT WORTH
Georeference: 27200-D-5
Subdivision: MC ANULTY & NYE SUBDIVISION
Neighborhood Code: 4T050C

Latitude: 32.7289579119
Longitude: -97.3417347584
TAD Map: 2048-384
MAPSCO: TAR-076L



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 D Lot 5 & 6

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: 1925

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 01835602

Site Name: MC ANULTY & NYE SUBDIVISION-D-5-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,280

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

KLADE KRISTIN R

KLADE JOHN R

Primary Owner Address:

1409 7TH AVE
FORT WORTH, TX 76104

Deed Date: 11/20/2020

Deed Volume:

Deed Page:

Instrument: [D220305836](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORP	10/19/2020	D220305835		
HASKINS TIFFANY	4/17/2020	D220088485		
FANNING JENNY R;FANNING JOSEPH E	12/2/2016	D216283211		
ICE & WILLIAMS LLC	9/2/2016	D216206388		
HUNTLEY CHRISTINE;HUNTLEY MARTIN	7/7/2010	D210176868	0000000	0000000
DAJCS JOSEPH J	2/2/2010	D210054374	0000000	0000000
DFW HOLDINGS LLC	1/21/2010	D210015718	0000000	0000000
REISCHE BRIDGETT;REISCHE DAVID	3/8/2004	D204076092	0000000	0000000
MCDONALD PATRICIA SUEANN	10/8/2003	D203399198	0000000	0000000
JAMES MONDOUX	4/2/2001	00148030000329	0014803	0000329
MCDONALD PATRICIA SUEANN	3/30/2001	00148000000367	0014800	0000367
HOVEND IRMA J	10/5/1979	00000000000000	0000000	0000000
HOVEND ESTES B	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	\$322,987	\$110,000	\$432,987	\$432,987
2024	\$395,000	\$110,000	\$505,000	\$505,000
2023	\$365,000	\$110,000	\$475,000	\$475,000
2022	\$370,805	\$75,000	\$445,805	\$445,805
2021	\$371,746	\$75,000	\$446,746	\$446,746
2020	\$168,616	\$75,000	\$243,616	\$243,616

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

- 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.