



**Address:** [1200 E TERRELL AVE](#)  
**City:** FORT WORTH  
**Georeference:** 27340-3-13  
**Subdivision:** MC CONNELL ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7352583876  
**Longitude:** -97.3116349396  
**TAD Map:** 2054-388  
**MAPSCO:** TAR-077L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MC CONNELL ADDITION Block  
3 Lot 13

**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:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01842463

**Site Name:** MC CONNELL ADDITION-3-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,579

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**

FLORES JOSE ALEJANDRO  
JAIMES-CORREA ALEIDA AHAHI

**Primary Owner Address:**

1200 E TERRELL AVE  
FORT WORTH, TX 76104

**Deed Date:** 3/17/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222073179](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEYVA JULIAN;LEYVA MARIA	5/7/2021	<a href="#">D221129970</a>		
GARCIA CHRISTIAN EMILIO VILLAGOMEZ;VAZQUEZ LIZBETH MARTINEZ	12/23/2020	<a href="#">D220340589</a>		
EXCELLENT CUSTOM HOMES LLC	10/8/2019	<a href="#">D219233538</a>		
OC CONSTRUCTION INC	8/28/2018	<a href="#">D218198946</a>		
FORT WORTH CITY OF	5/23/2011	<a href="#">D211133952</a>	0000000	0000000
NEAR SOUTHEAST COMMUNITY DEV	3/21/2001	00148010000189	0014801	0000189
YOU WU FANG HUEY	3/20/1987	00089440001638	0008944	0001638
JONES SARA P	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	\$254,353	\$15,000	\$269,353	\$269,353
2024	\$254,353	\$15,000	\$269,353	\$269,353
2023	\$254,992	\$15,000	\$269,992	\$269,992
2022	\$198,114	\$5,000	\$203,114	\$203,114
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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.