



Address: [1225 VERBENA ST](#)
City: FORT WORTH
Georeference: 27340-7-95
Subdivision: MC CONNELL ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7333530236
Longitude: -97.3104849826
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
7 Lot 95

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: 1930

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$112,178

Protest Deadline Date: 5/24/2024

Site Number: 01843389

Site Name: MC CONNELL ADDITION-7-95

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,326

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

LUNA BENITO
LUNA HERNAN
GONZALEZ MARCELA LUNA

Primary Owner Address:

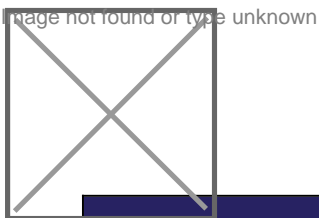
1225 VERBENA ST
FORT WORTH, TX 76104

Deed Date: 4/28/2016

Deed Volume:

Deed Page:

Instrument: [D216100726](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUNA BENITO	10/17/2003	D203391926	0000000	0000000
SEC OF HUD	5/7/2003	D203303529	0017078	0000219
CHASE MANHATTAN MTG CORP	5/6/2003	00166970000211	0016697	0000211
BARTLEY RITCHIE	10/17/1997	00129520000341	0012952	0000341
DANNY MCKAY & ASSO INC	3/17/1997	00127070000638	0012707	0000638
MABREY ROBERT;MABREY UTHEL EST	12/31/1900	00049090000426	0004909	0000426

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	\$94,178	\$18,000	\$112,178	\$57,061
2024	\$94,178	\$18,000	\$112,178	\$51,874
2023	\$96,436	\$18,000	\$114,436	\$47,158
2022	\$78,671	\$5,000	\$83,671	\$42,871
2021	\$65,413	\$5,000	\$70,413	\$38,974
2020	\$74,198	\$5,000	\$79,198	\$35,431

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.