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Address: [325 GRACE AVE](#)
City: FORT WORTH
Georeference: 28160-13-16
Subdivision: NIES & ROUSE ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7695597348
Longitude: -97.3081770481
TAD Map: 2054-400
MAPSCO: TAR-063U



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

PROPERTY DATA

Legal Description: NIES & ROUSE ADDITION Block
13 Lot 16

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: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01869558
Site Name: NIES & ROUSE ADDITION-13-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 997
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
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:

SANCHEZ CYNTHIA A

Primary Owner Address:

325 GRACE AVE
FORT WORTH, TX 76111

Deed Date: 4/4/2022

Deed Volume:

Deed Page:

Instrument: [D222090619](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEY GIANNA M	1/22/2021	D221023809		
CAVADIAN PROPERTIES LLC	9/2/2020	D220247468		
BLACKWOOD BETTIE EST	5/16/2011	D211119619	0000000	0000000
BECK BETTIE JEAN	11/18/1986	00087560000344	0008756	0000344
BECK TOMMY R	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	\$188,750	\$31,250	\$220,000	\$220,000
2024	\$210,351	\$31,250	\$241,601	\$241,601
2023	\$189,104	\$31,250	\$220,354	\$220,354
2022	\$170,174	\$21,875	\$192,049	\$192,049
2021	\$177,810	\$10,000	\$187,810	\$187,810
2020	\$129,442	\$10,000	\$139,442	\$139,442

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.