



Address: [311 GRACE AVE](#)
City: FORT WORTH
Georeference: 28160-13-19
Subdivision: NIES & ROUSE ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7691472309
Longitude: -97.3081844085
TAD Map: 2054-400
MAPSCO: TAR-063U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NIES & ROUSE ADDITION Block
13 Lot 19

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: 1923

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$213,571

Protest Deadline Date: 5/24/2024

Site Number: 01869582
Site Name: NIES & ROUSE ADDITION-13-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,344
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:

ESTRADA ABRAHAM
ESTRADA VICTORIA

Primary Owner Address:

311 GRACE AVE
FORT WORTH, TX 76111-2326

Deed Date: 5/1/2008

Deed Volume: 0

Deed Page: 0

Instrument: [D221230456 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASA SANTA LP	2/5/2008	D208050765	0000000	0000000
LOMAS MARIA A;LOMAS RUBEN	4/11/1997	00127350000525	0012735	0000525
YAZHARI KHOSROW;YAZHARI PARVIS	8/20/1996	00124940001533	0012494	0001533
MAULDIN CHARLES E;MAULDIN DOROTHY	12/13/1995	00124940001506	0012494	0001506
MAULDIN CHARLES;MAULDIN DORTHY	9/26/1994	00117610001749	0011761	0001749
MONZINGO BOB ETAL	12/23/1992	00108910000070	0010891	0000070
MONZINGO E M	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	\$182,321	\$31,250	\$213,571	\$137,987
2024	\$182,321	\$31,250	\$213,571	\$125,443
2023	\$162,284	\$31,250	\$193,534	\$114,039
2022	\$144,338	\$21,875	\$166,213	\$103,672
2021	\$152,259	\$10,000	\$162,259	\$94,247
2020	\$134,209	\$10,000	\$144,209	\$85,679

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.