



**Address:** [324 GRACE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28160-14-5  
**Subdivision:** NIES & ROUSE ADDITION  
**Neighborhood Code:** M3H01N

**Latitude:** 32.7695478586  
**Longitude:** -97.3076136593  
**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  
14 Lot 5

**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:** B

**Year Built:** 1925

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$258,816

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

**Site Number:** 01869663

**Site Name:** NIES & ROUSE ADDITION-14-5

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,594

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

SANCHEZ MARINA

SANCHEZ KARINA A

**Primary Owner Address:**

324 GRACE AVE

FORT WORTH, TX 76111-2385

**Deed Date:** 3/31/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217083717](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLORES SANTIAGO VERA	2/2/2007	<a href="#">D207050236</a>	0000000	0000000
RUIZ RAMIRO	2/28/2003	00164420000364	0016442	0000364
DAY JIM	2/4/2003	00164420000348	0016442	0000348
EVANS JEFFREY MARK	4/28/1993	00110380002166	0011038	0002166
NORTH FORT WORTH BANK	9/10/1990	00100610001566	0010061	0001566
RODRIGUEZ PEDRO A	2/28/1989	00095330000266	0009533	0000266
NORTH FORT WORTH BANK	10/6/1988	00094040001857	0009404	0001857
LUPO WILLIE JEAN	7/26/1986	00086270000971	0008627	0000971
SEGARRA HUGO	7/25/1986	00086270000969	0008627	0000969
W F GATLIN	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	\$227,566	\$31,250	\$258,816	\$140,029
2024	\$227,566	\$31,250	\$258,816	\$127,299
2023	\$140,362	\$31,250	\$171,612	\$115,726
2022	\$141,605	\$21,875	\$163,480	\$105,205
2021	\$85,641	\$10,000	\$95,641	\$95,641
2020	\$85,641	\$10,000	\$95,641	\$95,641

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)

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## Tarrant Appraisal District Property Information | PDF

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.