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**Address:** [312 GRACE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28160-14-8  
**Subdivision:** NIES & ROUSE ADDITION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7691383317  
**Longitude:** -97.3076214388  
**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 8

**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:** 1926

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$251,965

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

**Site Number:** 01869701

**Site Name:** NIES & ROUSE ADDITION-14-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,670

**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:**

MUNOZ LUIS

MUNOZ LIDIA

**Primary Owner Address:**

312 GRACE AVE  
FORT WORTH, TX 76111-2325

**Deed Date:** 8/31/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214016120](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATEL BHARAT V	12/15/1998	00138290000539	0013829	0000539
HOME & NOTE SOLUTIONS INC	12/2/1998	00138190000130	0013819	0000130
CORBELL BONNIE;CORBELL WAYNE L	3/27/1985	00081290000106	0008129	0000106
HAUGER MARY	3/26/1985	00081290000104	0008129	0000104
CLEVELAND KATHY S	12/3/1984	00080250001054	0008025	0001054
MRS MARY E HAUGER	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	\$220,715	\$31,250	\$251,965	\$65,046
2024	\$220,715	\$31,250	\$251,965	\$59,133
2023	\$196,843	\$31,250	\$228,093	\$53,757
2022	\$175,465	\$21,875	\$197,340	\$48,870
2021	\$184,944	\$10,000	\$194,944	\$44,427
2020	\$163,152	\$10,000	\$173,152	\$40,388

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.