



Address: [304 GRACE AVE](#)
City: FORT WORTH
Georeference: 28160-14-10
Subdivision: NIES & ROUSE ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7688653658
Longitude: -97.307626568
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
14 Lot 10

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: \$223,307
Protest Deadline Date: 7/12/2024

Site Number: 01869736
Site Name: NIES & ROUSE ADDITION-14-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,464
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
Pool: N

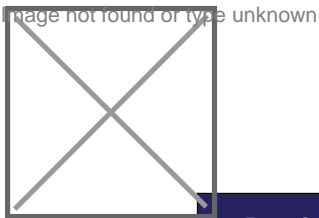
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
LOPEZ BENJAMIN JR
Primary Owner Address:
304 GRACE ST
FORT WORTH, TX 76111

Deed Date: 1/17/2024
Deed Volume:
Deed Page:
Instrument: [D224009883](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOPEZ BENJAMIN JR	1/17/2024	D224008542		
LOPEZ BENJAMIN	6/11/1992	00106810000860	0010681	0000860
WILSON RAYMOND	7/8/1991	00103100002285	0010310	0002285
WATTS KATHRYN	4/2/1991	00102140000517	0010214	0000517
WATTS KATHRYN	6/8/1988	00102140000517	0010214	0000517
WILSON RAYMOND D	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	\$192,057	\$31,250	\$223,307	\$223,307
2024	\$192,057	\$31,250	\$223,307	\$116,751
2023	\$171,034	\$31,250	\$202,284	\$106,137
2022	\$152,208	\$21,875	\$174,083	\$96,488
2021	\$160,550	\$10,000	\$170,550	\$87,716
2020	\$141,400	\$10,000	\$151,400	\$79,742

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.