



Address: [312 BLANDIN ST](#)
City: FORT WORTH
Georeference: 28160-15-8
Subdivision: NIES & ROUSE ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7691267844
Longitude: -97.3066421434
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
15 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: 1928

Personal Property Account: N/A

Agent: JAMES A RYFFEL (00246)

Protest Deadline Date: 5/24/2024

Site Number: 01869930

Site Name: NIES & ROUSE ADDITION-15-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,181

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:

SOUTHWIND INVESTMENTS LP

Primary Owner Address:

3113 S UNIVERSITY DR #600
FORT WORTH, TX 76109

Deed Date: 8/4/2017

Deed Volume:

Deed Page:

Instrument: [D217181893](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DALLAS METRO HOLDINGS LLC	8/4/2017	D217180094		
SANFORD DANIEL LEON EST	4/24/2000	00000000000000	0000000	0000000
SANFORD WELDON LEON EST	1/19/1995	00118590000631	0011859	0000631
SANFORD WELDON A	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	\$158,750	\$31,250	\$190,000	\$190,000
2024	\$158,750	\$31,250	\$190,000	\$190,000
2023	\$161,750	\$31,250	\$193,000	\$193,000
2022	\$145,125	\$21,875	\$167,000	\$167,000
2021	\$110,000	\$10,000	\$120,000	\$120,000
2020	\$110,000	\$10,000	\$120,000	\$120,000

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

There are no exemptions for this property

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.