



Address: [1441 N MAIN ST](#)
City: FORT WORTH
Georeference: 30000-H-3-B
Subdivision: NORTH FORT WORTH
Neighborhood Code: OFC-Northwest Tarrant County

Latitude: 32.7789381254
Longitude: -97.3478100562
TAD Map: 2042-404
MAPSCO: TAR-062L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTH FORT WORTH Block H
Lot 3 4 & N28 1/2'2

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)

Site Number: 80146066
Site Name: LAW OFFICE OF CANAS & FLORES
Site Class: OFCLowRise - Office-Low Rise
Parcels: 2
Primary Building Name: LAW OFFICE OF CANAS & FLORES / 01897012

State Code: F1
Year Built: 2005
Primary Building Type: Commercial

Personal Property Account: [11013311](#)
Gross Building Area+++: 4,846
Net Leasable Area+++: 3,946

Agent: ODAY HARRISON GRANT INC (00025)
Percent Complete: 100%

Notice Sent Date: 5/1/2025
Land Sqft*: 5,911

Notice Value: \$647,144
Land Acres*: 0.1356

Protest Deadline Date: 5/31/2024
Pool: N

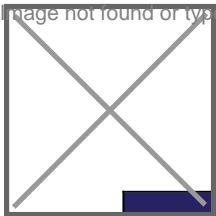
+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
FLORES ARMANDO
FLORES LYDIA

Primary Owner Address:
1441 N MAIN ST
FORT WORTH, TX 76164

Deed Date: 1/3/2018
Deed Volume:
Deed Page:
Instrument: [D218006304](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANAS & FLORES VENTURES JV	2/3/2004	D204040106	0000000	0000000
GARCIA GUSTAVO	1/1/1986	00087760002400	0008776	0002400
CHADWICK & CLARKE	12/31/1900	0000000000000000	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	\$410,704	\$236,440	\$647,144	\$647,144
2024	\$582,712	\$47,288	\$630,000	\$630,000
2023	\$533,832	\$47,288	\$581,120	\$581,120
2022	\$533,832	\$47,288	\$581,120	\$581,120
2021	\$533,832	\$47,288	\$581,120	\$581,120
2020	\$534,232	\$47,288	\$581,520	\$581,520

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.