



Address: [404 GRAND AVE](#)
City: FORT WORTH
Georeference: 30000-61-3-10
Subdivision: NORTH FORT WORTH
Neighborhood Code: 2M110B

Latitude: 32.773217829
Longitude: -97.3467434457
TAD Map: 2042-400
MAPSCO: TAR-062Q



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 61
Lot 3 S100'3 BLK 61

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: 01901680
Site Name: NORTH FORT WORTH-61-3-10
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 5,740
Land Acres^{*}: 0.1317
Pool: N

State Code: A

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

DURAN ELIZABETH

Primary Owner Address:

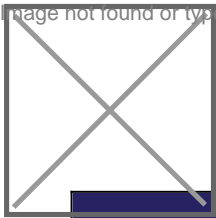
5409 CORNELL AVE
FORT WORTH, TX 76114-2056

Deed Date: 7/17/2021

Deed Volume:

Deed Page:

Instrument: [D221322088](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASTILLO ISABEL S	7/6/2005	D210288959	0000000	0000000
CASTILLO AUGUSTINE EST;CASTILLO ISAB	3/4/1987	000000000000000	0000000	0000000
DEAR PETER	5/4/1929	000000000000000	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	\$0	\$40,180	\$40,180	\$40,180
2024	\$134,040	\$40,180	\$174,220	\$174,220
2023	\$160,271	\$28,700	\$188,971	\$188,971
2022	\$80,197	\$15,000	\$95,197	\$95,197
2021	\$80,899	\$15,000	\$95,899	\$78,543
2020	\$74,569	\$15,000	\$89,569	\$71,403

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.