



Address: [1307 CIRCLE PARK BLVD](#)
City: FORT WORTH
Georeference: 30000-74-4-30
Subdivision: NORTH FORT WORTH
Neighborhood Code: 2M110B

Latitude: 32.7739253029
Longitude: -97.3505872637
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 74
Lot 4 4S1/2'5 BLK 74

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: 1929

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 01905201

Site Name: NORTH FORT WORTH-74-4-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,801

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

FALKNER JOSHUA

Primary Owner Address:

17625 PEAK AVE
MORGAN HILL, CA 95037

Deed Date: 9/2/2022

Deed Volume:

Deed Page:

Instrument: [D222220427](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERCADO PEREZ AMY;MERCADO VIVIANA	7/8/2022	D222173624		
LOMELI VIVIANA;PEREZ ABRAHAM M	11/16/2021	D221337386		
BULNES HERNANDEZ DORA E	1/1/2021	D221337385		
BULNES ANTONIO	12/15/2003	D203469829	0000000	0000000
P H & W PARTNERS INC	6/12/2003	00168190000320	0016819	0000320
DONOHUE BETTY GENE	4/3/2001	00167190000316	0016719	0000316
DONOHUE HAZEL	5/1/1984	00168190000318	0016819	0000318
DONOHUE JOHN J SR	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	\$173,510	\$49,000	\$222,510	\$222,510
2024	\$266,616	\$49,000	\$315,616	\$315,616
2023	\$294,999	\$35,000	\$329,999	\$329,999
2022	\$123,784	\$18,750	\$142,534	\$142,534
2021	\$124,870	\$18,750	\$143,620	\$143,620
2020	\$115,097	\$18,750	\$133,847	\$133,847

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.