



**Address:** [1875 GRAND AVE](#)  
**City:** FORT WORTH  
**Georeference:** 30000-227-D-A  
**Subdivision:** NORTH FORT WORTH  
**Neighborhood Code:** 2M110A

**Latitude:** 32.7776576647  
**Longitude:** -97.3676538066  
**TAD Map:** 2036-404  
**MAPSCO:** TAR-062N



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  
227 Lot D

**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:** 1935

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01925962

**Site Name:** NORTH FORT WORTH-227-D-A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,659

**Percent Complete:** 20%

**Land Sqft** <sup>\*</sup>: 11,529

**Land Acres** <sup>\*</sup>: 0.2646

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

GARCIA GEORGE R

**Primary Owner Address:**

1901 GRAND AVE  
FORT WORTH, TX 76164

**Deed Date:** 1/9/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220006707](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RYAN MARILYN KAY	9/7/2019	<a href="#">D219188016</a>		
TURNER LYNN A ESTATE	9/6/2019	2019-PR02698-2		
TURNER LYNN A	11/23/1992	00108610000428	0010861	0000428
TURNER ALVIN W JR	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 <sup>+</sup>
2025	\$65,436	\$65,058	\$130,494	\$130,494
2024	\$239,078	\$53,529	\$292,607	\$278,926
2023	\$180,909	\$51,529	\$232,438	\$232,438
2022	\$92,958	\$22,500	\$115,458	\$115,458
2021	\$93,774	\$22,500	\$116,274	\$116,274
2020	\$86,435	\$22,500	\$108,935	\$108,935

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.