



**Address:** [1869 GRAND AVE](#)  
**City:** FORT WORTH  
**Georeference:** 30000-227-9-30  
**Subdivision:** NORTH FORT WORTH  
**Neighborhood Code:** 2M110A

**Latitude:** 32.7771474303  
**Longitude:** -97.3676389175  
**TAD Map:** 2036-400  
**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 9 BLK 227 LOTS 9 & 39 SPT 10 & SPT 38

**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:** 1922  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$271,229  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01926012  
**Site Name:** NORTH FORT WORTH-227-9-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,384  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 23,475  
**Land Acres<sup>\*</sup>:** 0.5389  
**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:**  
SAENZ CARLOS D  
**Primary Owner Address:**  
1869 GRAND AVE  
FORT WORTH, TX 76164-8636

**Deed Date:** 5/7/1984  
**Deed Volume:** 0007828  
**Deed Page:** 0002240  
**Instrument:** 00078280002240

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTIERREZ A G	12/31/1900	000000000000000	0000000	0000000



## VALUES

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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	\$205,754	\$65,475	\$271,229	\$136,430
2024	\$205,754	\$65,475	\$271,229	\$124,027
2023	\$155,694	\$63,475	\$219,169	\$112,752
2022	\$80,002	\$22,500	\$102,502	\$102,502
2021	\$80,703	\$22,500	\$103,203	\$103,203
2020	\$74,387	\$22,500	\$96,887	\$96,887

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

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- HOMESTEAD GENERAL 11.13(b)

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.