



**Address:** [1305 SMILAX AVE](#)  
**City:** FORT WORTH  
**Georeference:** 30770-28-11  
**Subdivision:** OAKHURST ADDITION  
**Neighborhood Code:** 3H070B

**Latitude:** 32.7814828854  
**Longitude:** -97.3185527324  
**TAD Map:** 2054-404  
**MAPSCO:** TAR-063K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAKHURST ADDITION Block 28  
Lot 11

**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:** 1951

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$525,000

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

**Site Number:** 02020467

**Site Name:** OAKHURST ADDITION-28-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,019

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,939

**Land Acres<sup>\*</sup>:** 0.3199

**Pool:** Y

<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:**

SIMMONS ERIC B

SIMMONS DEANNA R

**Primary Owner Address:**

1305 SMILAX AVE  
FORT WORTH, TX 76111-1426

**Deed Date:** 5/11/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212115240](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON RITA RUTH	3/23/2000	00142740000405	0014274	0000405
SULLIVAN-GREEN;SULLIVAN-GREEN RUSSELL	8/31/1999	00140120000577	0014012	0000577
LEWIS J C III	10/7/1997	00129390000234	0012939	0000234
ISLEY H J	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	\$403,638	\$121,362	\$525,000	\$525,000
2024	\$403,638	\$121,362	\$525,000	\$478,782
2023	\$373,638	\$121,362	\$495,000	\$435,256
2022	\$297,084	\$80,916	\$378,000	\$311,081
2021	\$266,746	\$42,000	\$308,746	\$282,801
2020	\$266,746	\$42,000	\$308,746	\$257,092

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

- 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.