



**Address:** [1312 SMILAX AVE](#)  
**City:** FORT WORTH  
**Georeference:** 30770-28-17-30  
**Subdivision:** OAKHURST ADDITION  
**Neighborhood Code:** 3H070B

**Latitude:** 32.7815908516  
**Longitude:** -97.317189788  
**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  
NWC 16 17 LESS 7'SWC-29'TRI

**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:** 1947

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$303,012

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

**Site Number:** 02020521  
**Site Name:** OAKHURST ADDITION-28-17-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,298  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 17,424  
**Land Acres<sup>\*</sup>:** 0.4000  
**Pool:** N

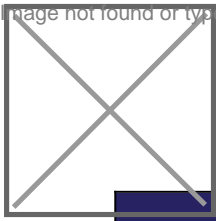
<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
KUCHTA TIMOTHY MICHAEL  
**Primary Owner Address:**  
1312 SMILAX AVE  
FORT WORTH, TX 76111

**Deed Date:** 11/5/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215269055](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
J P SHANNON & ASSOCIATES LLC	7/14/2015	<a href="#">D215155176</a>		
LEE OLETA EST	10/23/1987	000000000000000	0000000	0000000
LEE ROBERT S EST	12/31/1900	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 <sup>+</sup>
2025	\$216,876	\$86,136	\$303,012	\$293,948
2024	\$216,876	\$86,136	\$303,012	\$267,225
2023	\$238,503	\$86,136	\$324,639	\$242,932
2022	\$191,803	\$57,499	\$249,302	\$220,847
2021	\$190,622	\$30,800	\$221,422	\$200,770
2020	\$173,594	\$30,800	\$204,394	\$182,518

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.