

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02269139

Address: 725 CLIFF ST City: FORT WORTH

Georeference: 33080-47-8-11

Subdivision: PRUITT SUBDIVISION

Neighborhood Code: 2M110G

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

Legal Description: PRUITT SUBDIVISION Block 47

Lot 8 N1/2 8 BLK 47

PROPERTY DATA

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: C1 Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$24.150

Protest Deadline Date: 5/24/2024

Latitude: 32.794428875

Longitude: -97.3575800403 **TAD Map:** 2042-408

MAPSCO: TAR-062F



Site Number: 80652603

Site Name: PRUITT SUBDIVISION Block 47 Lot 7

Site Class: C1 - Residential - Vacant Land

Parcels: 2

Approximate Size+++: 0 Percent Complete: 0% **Land Sqft**\*: 3,450 **Land Acres**\*: 0.0792

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner: GUTIERREZ JUAN Primary Owner Address:** 7577 NINE MILE BRG RD FORT WORTH, TX 76135-9273

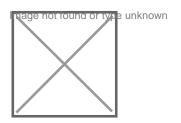
**Deed Date: 8/8/1989 Deed Volume: 0009667 Deed Page: 0001304** 

Instrument: 00096670001304

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WYNN H M	12/31/1900	000000000000000000000000000000000000000	0000000	0000000

07-20-2025 Page 1

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



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$24,150	\$24,150	\$24,150
2024	\$0	\$24,150	\$24,150	\$20,700
2023	\$0	\$17,250	\$17,250	\$17,250
2022	\$0	\$8,936	\$8,936	\$8,936
2021	\$0	\$8,936	\$8,936	\$8,936
2020	\$0	\$8,936	\$8,936	\$8,936

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

07-20-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.