



Address: [1309 ELIZABETH BLVD](#)
City: FORT WORTH
Georeference: 36890-11-3
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7162656523
Longitude: -97.3395555296
TAD Map: 2048-380
MAPSCO: TAR-076V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN PLACE ADDITION Block
11 Lot 3

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: 1918

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$624,914

Protest Deadline Date: 5/24/2024

Site Number: 02585073

Site Name: RYAN PLACE ADDITION-11-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,424

Percent Complete: 100%

Land Sqft^{*}: 8,750

Land Acres^{*}: 0.2008

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:

NIELSEN KURT R

Primary Owner Address:

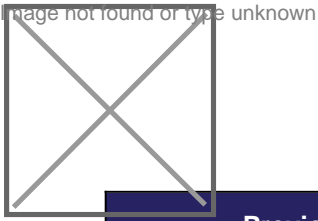
1309 ELIZABETH BLVD
FORT WORTH, TX 76110-2547

Deed Date: 4/22/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211097635](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARK CYNTHIA A;CLARK JAMES H	12/9/2007	D208050254	0000000	0000000
WYNNE JOSEPH L	12/31/1900	0000000000000000	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 ⁺
2025	\$445,914	\$179,000	\$624,914	\$583,227
2024	\$445,914	\$179,000	\$624,914	\$530,206
2023	\$400,600	\$179,000	\$579,600	\$482,005
2022	\$307,102	\$137,500	\$444,602	\$438,186
2021	\$260,851	\$137,500	\$398,351	\$398,351
2020	\$339,431	\$137,500	\$476,931	\$476,931

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.