



**Address:** [1601 ELAINE PL](#)  
**City:** FORT WORTH  
**Georeference:** 36960-42-3  
**Subdivision:** SABINE PLACE ADDITION  
**Neighborhood Code:** 2M200D

**Latitude:** 32.819108177  
**Longitude:** -97.3354106423  
**TAD Map:** 2048-416  
**MAPSCO:** TAR-048V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SABINE PLACE ADDITION  
Block 42 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:** 1958

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 02635755

**Site Name:** SABINE PLACE ADDITION-42-3

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 2,298

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 5,150

**Land Acres** <sup>\*</sup>: 0.1182

**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:**

NGUYEN CAO

**Primary Owner Address:**

PO BOX 181375  
ARLINGTON, TX 76096

**Deed Date:** 3/22/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223048657](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAM DANH THANH;NGUYEN CAO	5/16/2022	<a href="#">D222126315</a>		
LAM DANH THANH	3/16/2022	<a href="#">D222071844</a>		
DC PRO HOMES LLC	4/28/2021	<a href="#">D221121566</a>		
FORT WORTH BUYS HOUSES LLC	4/28/2021	<a href="#">D221119657</a>		
ARISTA AMELIA G;ARISTA RICARDO G	2/12/2021	<a href="#">D221048501</a>		
GAMEZ RAQUEL S	4/9/1992	00105950002334	0010595	0002334
SILVA ESMERALDA G	7/3/1991	00103120000086	0010312	0000086
GAMEZ RAQUEL	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	\$192,612	\$30,642	\$223,254	\$223,254
2024	\$219,403	\$30,642	\$250,045	\$250,045
2023	\$224,229	\$21,888	\$246,117	\$246,117
2022	\$204,452	\$10,200	\$214,652	\$214,652
2021	\$163,396	\$10,200	\$173,596	\$153,595
2020	\$150,608	\$10,200	\$160,808	\$139,632

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

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.