



Address: [1409 MINEOLA AVE](#)
City: FORT WORTH
Georeference: 36960-50-6
Subdivision: SABINE PLACE ADDITION
Neighborhood Code: 2M200D

Latitude: 32.8235981607
Longitude: -97.3366691829
TAD Map: 2048-420
MAPSCO: TAR-048R



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 50 Lot 6

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: 1959

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$201,430

Protest Deadline Date: 5/24/2024

Site Number: 02637685

Site Name: SABINE PLACE ADDITION-50-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,150

Percent Complete: 100%

Land Sqft ^{*}: 9,620

Land Acres ^{*}: 0.2208

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:

MENDEZ RUBEN

MENDEZ MARIA

Primary Owner Address:

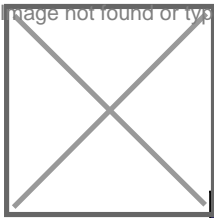
1409 MINEOLA ST
FORT WORTH, TX 76106-2956

Deed Date: 8/26/1998

Deed Volume: 0013397

Deed Page: 0000363

Instrument: 00133970000363



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDWARDS BILLY W	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	\$149,810	\$51,620	\$201,430	\$137,468
2024	\$149,810	\$51,620	\$201,430	\$124,971
2023	\$180,640	\$48,100	\$228,740	\$113,610
2022	\$133,518	\$12,000	\$145,518	\$103,282
2021	\$98,296	\$12,000	\$110,296	\$93,893
2020	\$90,604	\$12,000	\$102,604	\$85,357

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.