



Address: [961 E TERRELL AVE](#)
City: FORT WORTH
Georeference: 40320--9
Subdivision: STEPHENS, L H ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7358079146
Longitude: -97.31615873
TAD Map: 2054-388
MAPSCO: TAR-077K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STEPHENS, L H ADDITION Lot 9

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: 1926

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$107,465

Protest Deadline Date: 5/24/2024

Site Number: 02955342

Site Name: STEPHENS, L H ADDITION-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,440

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

MOLINA LIDYO

MOLINA LORENA

Primary Owner Address:

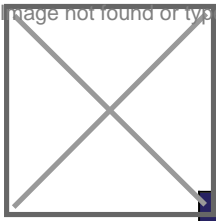
961 E TERRELL AVE
FORT WORTH, TX 76104-3643

Deed Date: 3/14/2003

Deed Volume: 0016504

Deed Page: 0000025

Instrument: 00165040000025



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUIZ LOUIS F	5/31/2002	00157320000164	0015732	0000164
SANTILLAN NAZARIO	9/21/1999	00140430000057	0014043	0000057
CAPITAL PLUS INC	7/19/1999	00139410000003	0013941	0000003
MCDANIEL MILTON L	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 ⁺
2025	\$88,715	\$18,750	\$107,465	\$57,061
2024	\$88,715	\$18,750	\$107,465	\$51,874
2023	\$90,950	\$18,750	\$109,700	\$47,158
2022	\$72,218	\$5,000	\$77,218	\$42,871
2021	\$58,206	\$5,000	\$63,206	\$38,974
2020	\$66,003	\$5,000	\$71,003	\$35,431

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.