



**Address:** [906 DUFF CT](#)  
**City:** FORT WORTH  
**Georeference:** 16000-B-R  
**Subdivision:** GRANDE VISTA HEIGHTS ADDITION  
**Neighborhood Code:** 1H040J

**Latitude:** 32.7339590585  
**Longitude:** -97.2355372278  
**TAD Map:** 2078-388  
**MAPSCO:** TAR-079L



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** GRANDE VISTA HEIGHTS  
ADDITION Block B Lot R

**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:** 1982  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$183,998  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04330536  
**Site Name:** GRANDE VISTA HEIGHTS ADDITION-B-R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,185  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,697  
**Land Acres<sup>\*</sup>:** 0.1307  
**Pool:** N

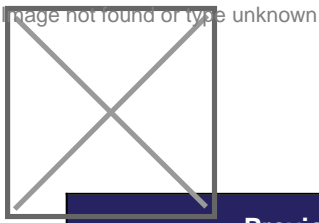
<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
NGUYEN THANH V  
NGUYEN TRINH  
**Primary Owner Address:**  
906 DUFF CT  
FORT WORTH, TX 76112-6805

**Deed Date:** 4/27/2000  
**Deed Volume:** 0014333  
**Deed Page:** 0000285  
**Instrument:** 00143330000285



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEWBROURN ALTON ODELL	12/19/1994	00118410000188	0011841	0000188
NOMURA BETTY;NOMURA GEO W SIBLEY	4/27/1994	00115690002026	0011569	0002026
BERKELEY FED BANK & TRUST FSB	12/7/1993	00113780000586	0011378	0000586
TEAGUE LONNIE G	10/30/1985	00083540001953	0008354	0001953
SECY OF HUD	6/25/1985	00082220002006	0008222	0002006
GONZALES ELVIA;GONZALES MICHAEL	2/17/1983	00074480000806	0007448	0000806

## 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	\$166,907	\$17,091	\$183,998	\$134,617
2024	\$166,907	\$17,091	\$183,998	\$122,379
2023	\$125,141	\$17,091	\$142,232	\$111,254
2022	\$130,675	\$5,000	\$135,675	\$101,140
2021	\$113,496	\$5,000	\$118,496	\$91,945
2020	\$98,063	\$5,000	\$103,063	\$83,586

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.