



Address: [412 SHADOW GRASS AVE](#)
City: FORT WORTH
Georeference: 24669-8-17
Subdivision: MALLARD COVE
Neighborhood Code: 1B200J

Latitude: 32.786057867
Longitude: -97.1985459114
TAD Map: 2090-404
MAPSCO: TAR-066L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MALLARD COVE Block 8 Lot 17

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: 2005

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$292,781

Protest Deadline Date: 5/24/2024

Site Number: 40355128

Site Name: MALLARD COVE-8-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,445

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

ISAACS YVONNE

Primary Owner Address:

412 SHADOW GRASS AVE
FORT WORTH, TX 76120-1636

Deed Date: 7/8/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205205016](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------|-----------|----------------------------|-------------|-----------|
| CHOICE HOMES INC | 4/19/2005 | D205108768 | 0000000 | 0000000 |
| MALLARD COVE LP | 1/1/2003 | 000000000000000 | 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 | \$211,412 | \$50,000 | \$261,412 | \$261,412 |
| 2024 | \$242,781 | \$50,000 | \$292,781 | \$261,017 |
| 2023 | \$235,000 | \$50,000 | \$285,000 | \$237,288 |
| 2022 | \$189,214 | \$40,000 | \$229,214 | \$215,716 |
| 2021 | \$156,105 | \$40,000 | \$196,105 | \$196,105 |
| 2020 | \$145,716 | \$40,000 | \$185,716 | \$185,716 |

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.