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Tarrant Appraisal District
Property Information | PDF
Account Number: 40485374

Address: [1317 BROWN FORD DR](#)
City: FORT WORTH
Georeference: 9613D-2-19
Subdivision: DEER MEADOW ADDITION
Neighborhood Code: 1A020C

Latitude: 32.587863437
Longitude: -97.2954779938
TAD Map: 2060-332
MAPSCO: TAR-119H



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

PROPERTY DATA

Legal Description: DEER MEADOW ADDITION
Block 2 Lot 19

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BURLESON ISD (922)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/24/2024

Site Number: 40485374
Site Name: DEER MEADOW ADDITION-2-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,072
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
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:

JIM FRANK FAMILY LP

Primary Owner Address:

13651 OAK GROVE RD S
BURLESON, TX 76028-6651

Deed Date: 6/21/2013
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D213204966](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANK JIMMY;FRANK TERESA	3/25/2013	D213084491	0000000	0000000
CULWELL TIMOTHY P	7/16/2007	D207254691	0000000	0000000
RAH OF TEXAS LP	8/11/2004	D204258608	0000000	0000000
DEER MEADOW DEVELOPMENT INC	1/1/2004	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	\$227,000	\$55,000	\$282,000	\$282,000
2024	\$256,000	\$55,000	\$311,000	\$311,000
2023	\$241,000	\$55,000	\$296,000	\$296,000
2022	\$208,000	\$45,000	\$253,000	\$253,000
2021	\$154,000	\$45,000	\$199,000	\$199,000
2020	\$154,000	\$45,000	\$199,000	\$199,000

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.