



**Address:** [728 KELLEY CT](#)  
**City:** FORT WORTH  
**Georeference:** 24362B-1-17  
**Subdivision:** LOWERY PARK  
**Neighborhood Code:** 1B200H

**Latitude:** 32.769784289  
**Longitude:** -97.1915291135  
**TAD Map:** 2090-400  
**MAPSCO:** TAR-066V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LOWERY PARK Block 1 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:** 2013

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$346,678

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40864898  
**Site Name:** LOWERY PARK-1-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,935  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**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:**

BARRIOS MANUEL S

**Primary Owner Address:**

728 KELLY CT  
FORT WORTH, TX 76120

**Deed Date:** 10/1/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221293819](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARRIOS MANUEL SUAREZ;SANCHEZ DANIELA MARTIN	3/23/2020	<a href="#">D220068533</a>		
PHAN NAM	7/31/2013	<a href="#">D213211111</a>	0000000	0000000
MHI PARTNERSHIP LTD	2/20/2013	<a href="#">D213044447</a>	0000000	0000000
LOTS-R-US 11 LP	9/8/2011	<a href="#">D211219650</a>	0000000	0000000
CHI SYNDICATED HOLDINGS 2009	1/5/2010	<a href="#">D210003788</a>	0000000	0000000
CHOICE HOMES INC	7/17/2007	<a href="#">D207254931</a>	0000000	0000000
LOWERY PARK LP	1/1/2005	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 <sup>+</sup>
2025	\$296,678	\$50,000	\$346,678	\$346,678
2024	\$296,678	\$50,000	\$346,678	\$334,993
2023	\$323,098	\$50,000	\$373,098	\$304,539
2022	\$237,000	\$40,000	\$277,000	\$276,854
2021	\$211,685	\$40,000	\$251,685	\$251,685
2020	\$200,490	\$40,000	\$240,490	\$239,764

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.