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Address: [712 E 1ST ST](#)
City: FORT WORTH
Georeference: 14437-29-10R11
Subdivision: FORT WORTH ORIGINAL TOWN
Neighborhood Code: A4D010A

Latitude: 32.7586018025
Longitude: -97.3275122879
TAD Map: 2048-396
MAPSCO: TAR-063W



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

PROPERTY DATA

Legal Description: FORT WORTH ORIGINAL
TOWN Block 29 Lot 10R11

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #1 - DOWNTOWN (601)
FORT WORTH ISD (905)

Site Number: 40904237
Site Name: FORT WORTH ORIGINAL TOWN-29-10R11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,480
Percent Complete: 100%
Land Sqft^{*}: 1,494
Land Acres^{*}: 0.0342
Pool: N

State Code: A
Year Built: 2005
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$591,768
Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

BRYAN KAREN E.
BRYAN SEAN A.

Primary Owner Address:

712 E 1ST ST
FORT WORTH, TX 76102

Deed Date: 10/24/2017

Deed Volume:

Deed Page:

Instrument: [D217250675](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SELF TIMOTHY	6/18/2014	D214127930	0000000	0000000
NATIONAL RESIDENTIAL NOMINEE	6/17/2014	D214127929	0000000	0000000
SLAVIN AMANDA L;SLAVIN CALEB M	2/2/2012	D212059857	0000000	0000000
FEDERAL HOME LOAN MORT CORP	9/6/2011	D211230037	0000000	0000000
CRAWFORD BRAIN;CRAWFORD J RUSKOWSKI	6/27/2007	D207232001	0000000	0000000
UPTOWN FORT WORTH HOMES LTD	1/1/2001	0000000000000000	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	\$491,768	\$100,000	\$591,768	\$591,768
2024	\$491,768	\$100,000	\$591,768	\$549,492
2023	\$466,098	\$70,000	\$536,098	\$499,538
2022	\$384,125	\$70,000	\$454,125	\$454,125
2021	\$350,000	\$70,000	\$420,000	\$420,000
2020	\$350,000	\$70,000	\$420,000	\$420,000

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

- 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.