



Address: [1816 EVANS AVE](#)

City: FORT WORTH

Georeference: 20980-19-487

Subdivision: HYDE PARK ADDITION

Neighborhood Code: RET-Southeast Fort Worth/Everman/Forest Hill General

Latitude: 32.7246381778

Longitude: -97.3185871427

TAD Map: 2054-384

MAPSCO: TAR-077P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HYDE PARK ADDITION Block 19
Lot 487 RESIDENTIAL IMPROVEMENT

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: AC

Year Built: 1925

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 5/1/2025

Notice Value: \$48,905

Protest Deadline Date: 5/31/2024

Site Number: 80867849

Site Name: 1814 EVANS

Site Class: InterimUseRes - Interim Use

Parcels: 2

Primary Building Name: 1814 EVANS / 41047214

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 1,134

Net Leasable Area⁺⁺⁺: 1,134

Percent Complete: 100%

Land Sqft^{*}: 3,900

Land Acres^{*}: 0.0895

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:

FAROOQI FARID

Primary Owner Address:

1814 EVANS AVE
FORT WORTH, TX 76104

Deed Date: 5/5/2017

Deed Volume:

Deed Page:

Instrument: [D217104883](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAFT IDEE III;CRAFT SAMANTHA	8/12/2011	D211203172	0000000	0000000
NPOT PARTNERS I LP	1/6/2009	D209004389	0000000	0000000
RIVERA ABRAHAM	2/22/2007	D207095352	0000000	0000000
SECRAW DEBORAH J	12/22/2006	D207007539	0000000	0000000
RIVERA ABRAHAM	9/15/2006	D206293903	0000000	0000000
KNOX KARL K	5/19/2005	D205154808	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	\$41,105	\$7,800	\$48,905	\$48,905
2024	\$40,801	\$7,800	\$48,601	\$44,936
2023	\$29,647	\$7,800	\$37,447	\$37,447
2022	\$29,647	\$7,800	\$37,447	\$37,447
2021	\$29,647	\$7,800	\$37,447	\$37,447
2020	\$34,429	\$13,414	\$47,843	\$47,843

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.