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Address: 1126 S ADAMS ST

Georeference: 27280-1-6R1

Neighborhood Code: A4T010Q

**City:** FORT WORTH

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

Subdivision: MCCLELLAN'S SUB BLK 14 FD WELC

## **PROPERTY DATA**

Legal Description: MCCLELLAN'S SUB BLK 14 FD WELC Block 1 Lot 6R1 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 41381319 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Name: MCCLELLAN'S SUB BLK 14 FD WELC-1-6R1 Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) Approximate Size+++: 1,684 State Code: A Percent Complete: 100% Year Built: 2009 Land Sqft<sup>\*</sup>: 770 Personal Property Account: N/A Land Acres<sup>\*</sup>: 0.0176 Agent: None Pool: N 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**

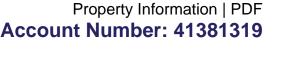
**Current Owner:** VARNER CHARLES **Primary Owner Address:** 

1126 S ADAMS ST FORT WORTH, TX 76104-4426 Deed Date: 4/10/2014 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D214072689

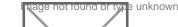
| Previous Owners | Date     | Instrument                              | Deed Volume | Deed Page |
|-----------------|----------|---|-------------|-----------|
| SOUTH ADAMS LP  | 1/1/2008 | 000000000000000000000000000000000000000 | 000000      | 0000000   |

### VALUES

Latitude: 32.7323124574 Longitude: -97.3371213847 **TAD Map:** 2048-384 MAPSCO: TAR-076M



**Tarrant Appraisal District** 





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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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised |
|------|--------------------|-------------|--------------|-----------------|
| 2025 | \$413,466          | \$50,000    | \$463,466    | \$463,466       |
| 2024 | \$413,466          | \$50,000    | \$463,466    | \$463,466       |
| 2023 | \$392,532          | \$50,000    | \$442,532    | \$430,492       |
| 2022 | \$341,356          | \$50,000    | \$391,356    | \$391,356       |
| 2021 | \$310,987          | \$50,000    | \$360,987    | \$360,987       |
| 2020 | \$291,021          | \$50,000    | \$341,021    | \$341,021       |

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.