



Address: [1716 GRAND AVE](#)
City: FORT WORTH
Georeference: 2310-113-4
Subdivision: BELMONT TERRACE ADDITION
Neighborhood Code: 2M110A

Latitude: 32.7747691699
Longitude: -97.3642190586
TAD Map:
MAPSCO: TAR-062N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELMONT TERRACE ADDITION
Block 113 Lot 4 50% UNDIVIDED INTEREST

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: 1924

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$130,139

Protest Deadline Date: 5/24/2024

Site Number: 00188492
Site Name: BELMONT TERRACE ADDITION-113-4
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 1,422
Percent Complete: 100%
Land Sqft^{*}: 6,450
Land Acres^{*}: 0.1480
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:
GAN DAVID GORDON
Primary Owner Address:
1716 GRAND AVE
FORT WORTH, TX 76164

Deed Date: 3/15/2020
Deed Volume:
Deed Page:
Instrument: 142-20-039787

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GAN MARY	1/1/2015	D214184078		



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	\$107,564	\$22,575	\$130,139	\$69,214
2024	\$107,564	\$22,575	\$130,139	\$62,922
2023	\$82,166	\$16,125	\$98,291	\$57,202
2022	\$43,752	\$8,250	\$52,002	\$52,002
2021	\$44,136	\$8,250	\$52,386	\$47,593
2020	\$40,681	\$8,250	\$48,931	\$43,266

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.