



**Address:** [1312 NIAGARA DR](#)  
**City:** FORT WORTH  
**Georeference:** 24148-F-2  
**Subdivision:** LOGAN SQUARE  
**Neighborhood Code:** 1E030L

**Latitude:** 32.6151187891  
**Longitude:** -97.2955382592  
**TAD Map:** 2060-340  
**MAPSCO:** TAR-105V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LOGAN SQUARE Block F Lot 2

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EVERMAN ISD (904)

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 800064746  
**Site Name:** LOGAN SQUARE Block F Lot 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,452  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,708  
**Land Acres<sup>\*</sup>:** 0.1540  
**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:**

MNF III W1 LLC

**Primary Owner Address:**

6836 CARNEGIE BLVD STE 320  
CHARLOTTE, NC 28211

**Deed Date:** 9/28/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223176332](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LGI HOMES - TEXAS LLC	12/1/2022	<a href="#">D222285726</a>		
AG EHC II (LGIH) MULTI STATE 3 LLC	9/22/2022	<a href="#">D222234303</a>		



## VALUES

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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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$223,531	\$73,788	\$297,319	\$297,319
2024	\$285,212	\$73,788	\$359,000	\$359,000
2023	\$0	\$36,430	\$36,430	\$36,430
2022	\$0	\$36,430	\$36,430	\$36,430
0	\$0	\$0	\$0	\$0

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

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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.