



Address: [2612 FRIARFORD RD](#)
City: FORT WORTH
Georeference: 14785-1-2
Subdivision: FRIARS SQUARE ADDITION
Neighborhood Code: 1B030A

Latitude: 32.7410906607
Longitude: -97.1941405553
TAD Map: 2090-388
MAPSCO: TAR-080H



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

PROPERTY DATA

Legal Description: FRIARS SQUARE ADDITION
Block 1 Lot 2

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: 1978

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01018078

Site Name: FRIARS SQUARE ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,426

Percent Complete: 100%

Land Sqft^{*}: 7,168

Land Acres^{*}: 0.1645

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:

MINICK JOYCE G

Primary Owner Address:

2612 FRIARFORD RD
FORT WORTH, TX 76112-6010

Deed Date: 5/6/1997

Deed Volume: 0012767

Deed Page: 0000468

Instrument: 00127670000468

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN CARL H;GREEN JOYCE G MINICK	4/9/1984	00077930000022	0007793	0000022
JESSIE G GUILBEAUXAD JR	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$174,725	\$45,000	\$219,725	\$184,863
2023	\$182,939	\$45,000	\$227,939	\$168,057
2022	\$155,667	\$30,000	\$185,667	\$152,779
2021	\$134,092	\$30,000	\$164,092	\$138,890
2020	\$115,874	\$30,000	\$145,874	\$126,264

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.