



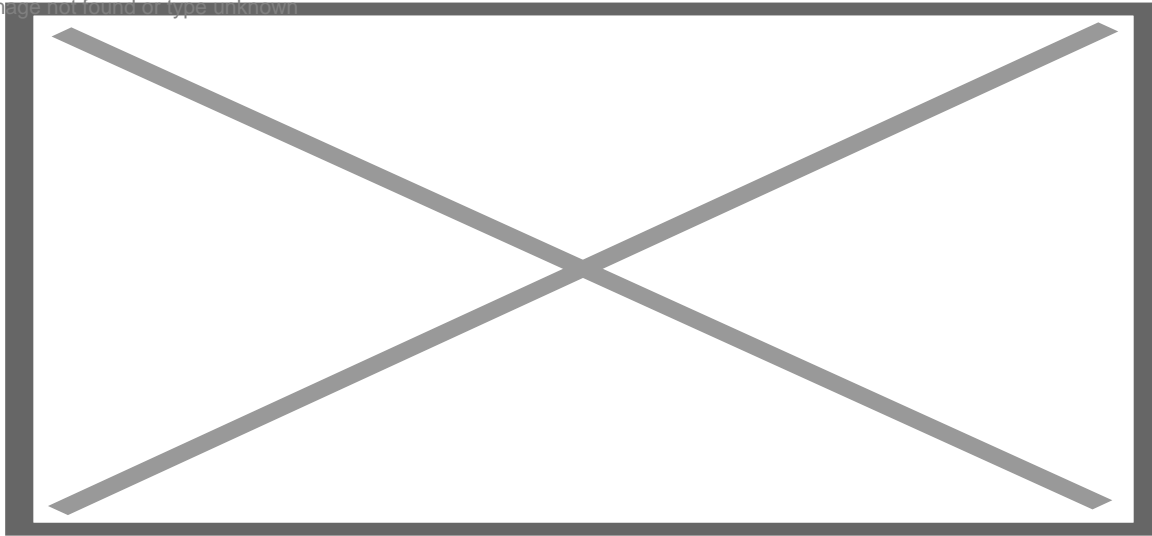
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Address: [311 GRACE AVE](#)
City: FORT WORTH
Georeference: 28160-13-19
Subdivision: NIES & ROUSE ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7691472309
Longitude: -97.3081844085
TAD Map: 2054-400
MAPSCO: TAR-063U



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

PROPERTY DATA

Legal Description: NIES & ROUSE ADDITION Block
13 Lot 19

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: 1923

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01869582

Site Name: NIES & ROUSE ADDITION-13-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,344

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

ESTRADA ABRAHAM
ESTRADA VICTORIA

Primary Owner Address:

311 GRACE AVE
FORT WORTH, TX 76111-2326

Deed Date: 5/1/2008

Deed Volume: 0

Deed Page: 0

Instrument: [D221230456 CWD](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| CASA SANTA LP | 2/5/2008 | D208050765 | 0000000 | 0000000 |
| LOMAS MARIA A;LOMAS RUBEN | 4/11/1997 | 00127350000525 | 0012735 | 0000525 |
| YAZHARI KHOSROW;YAZHARI PARVIS | 8/20/1996 | 00124940001533 | 0012494 | 0001533 |
| MAULDIN CHARLES E;MAULDIN DOROTHY | 12/13/1995 | 00124940001506 | 0012494 | 0001506 |
| MAULDIN CHARLES;MAULDIN DORTHY | 9/26/1994 | 00117610001749 | 0011761 | 0001749 |
| MONZINGO BOB ETAL | 12/23/1992 | 00108910000070 | 0010891 | 0000070 |
| MONZINGO E M | 12/31/1900 | 00000000000000 | 0000000 | 0000000 |

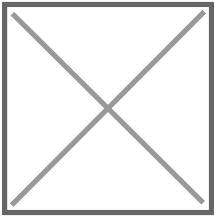
VALUES

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 | \$182,321 | \$31,250 | \$213,571 | \$125,443 |
| 2023 | \$162,284 | \$31,250 | \$193,534 | \$114,039 |
| 2022 | \$144,338 | \$21,875 | \$166,213 | \$103,672 |
| 2021 | \$152,259 | \$10,000 | \$162,259 | \$94,247 |
| 2020 | \$134,209 | \$10,000 | \$144,209 | \$85,679 |

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.