



**Address:** [305 GRACE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28160-13-21  
**Subdivision:** NIES & ROUSE ADDITION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7688722158  
**Longitude:** -97.3081893716  
**TAD Map:** 2054-400  
**MAPSCO:** TAR-063U



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

## PROPERTY DATA

**Legal Description:** NIES & ROUSE ADDITION Block  
13 Lot 21

**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:** 01869604

**Site Name:** NIES & ROUSE ADDITION-13-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,102

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

LODRIGUE DEBRA  
LODRIGUE DELVIN

**Deed Date:** 7/11/1997

**Deed Volume:** 0012832

**Primary Owner Address:**

305 GRACE AVE  
FORT WORTH, TX 76111-2326

**Deed Page:** 0000023

**Instrument:** 00128320000023

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRUITT ROGER P	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$159,866	\$31,250	\$191,116	\$106,344
2023	\$142,297	\$31,250	\$173,547	\$96,676
2022	\$126,561	\$21,875	\$148,436	\$87,887
2021	\$133,507	\$10,000	\$143,507	\$79,897
2020	\$117,679	\$10,000	\$127,679	\$72,634

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.