



Address: [316 GRACE AVE](#)
City: FORT WORTH
Georeference: 28160-14-7
Subdivision: NIES & ROUSE ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7692749076
Longitude: -97.307618813
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
14 Lot 7

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: 1926
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 01869698
Site Name: NIES & ROUSE ADDITION-14-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,136
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:

SCHUMANN LARRY G
SCHUMANN CHRISTY

Primary Owner Address:

316 GRACE AVE
FORT WORTH, TX 76111

Deed Date: 12/31/2020**Deed Volume:****Deed Page:****Instrument:** [D221009630](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHUMANN LARRY G	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$168,245	\$31,250	\$199,495	\$107,359
2023	\$150,365	\$31,250	\$181,615	\$97,599
2022	\$134,356	\$21,875	\$156,231	\$88,726
2021	\$141,489	\$10,000	\$151,489	\$80,660
2020	\$124,927	\$10,000	\$134,927	\$73,327

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.