



Address: [312 GRACE AVE](#)
City: FORT WORTH
Georeference: 28160-14-8
Subdivision: NIES & ROUSE ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7691383317
Longitude: -97.3076214388
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 8

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: 01869701

Site Name: NIES & ROUSE ADDITION-14-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,670

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:

MUNOZ LUIS
MUNOZ LIDIA

Deed Date: 8/31/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214016120](#)

Primary Owner Address:

312 GRACE AVE
FORT WORTH, TX 76111-2325

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATEL BHARAT V	12/15/1998	00138290000539	0013829	0000539
HOME & NOTE SOLUTIONS INC	12/2/1998	00138190000130	0013819	0000130
CORBELL BONNIE;CORBELL WAYNE L	3/27/1985	00081290000106	0008129	0000106
HAUGER MARY	3/26/1985	00081290000104	0008129	0000104
CLEVELAND KATHY S	12/3/1984	00080250001054	0008025	0001054
MRS MARY E HAUGER	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	\$220,715	\$31,250	\$251,965	\$59,133
2023	\$196,843	\$31,250	\$228,093	\$53,757
2022	\$175,465	\$21,875	\$197,340	\$48,870
2021	\$184,944	\$10,000	\$194,944	\$44,427
2020	\$163,152	\$10,000	\$173,152	\$40,388

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.