



Address: [317 BLANDIN ST](#)
City: FORT WORTH
Georeference: 28160-14-18
Subdivision: NIES & ROUSE ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7692700934
Longitude: -97.3072090035
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 18

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: 1944

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01869809

Site Name: NIES & ROUSE ADDITION-14-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,392

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:

RUEDA MARTIN

Primary Owner Address:

317 BLANDIN ST
FORT WORTH, TX 76111-2324

Deed Date: 4/1/2016

Deed Volume:

Deed Page:

Instrument: 325-571782-15

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUEDA MANUELA;RUEDA MARTIN	7/8/1994	00116680000016	0011668	0000016
MITCHELL HUBERT E EST	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	\$185,733	\$31,250	\$216,983	\$120,603
2023	\$165,321	\$31,250	\$196,571	\$109,639
2022	\$147,039	\$21,875	\$168,914	\$99,672
2021	\$155,109	\$10,000	\$165,109	\$90,611
2020	\$136,720	\$10,000	\$146,720	\$82,374

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.