

## LOCATION

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**Address:** [1303 GRAND AVE](#)

**City:** FORT WORTH

**Georeference:** 30000-133H-2-B

**Subdivision:** NORTH FORT WORTH

**Neighborhood Code:** 2M110A

**Latitude:** 32.7695739878

**Longitude:** -97.3563901305

**TAD Map:** 2042-400

**MAPSCO:** TAR-062T



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** NORTH FORT WORTH Block  
133H Lot 2 2 BLK 133 1/2

**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:** 1938

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01916491

**Site Name:** NORTH FORT WORTH-133H-2-B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,596

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**Pool:** N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

GAUCIN GERONIMO

GAUCIN TERESA

**Primary Owner Address:**

1303 GRAND AVE  
FORT WORTH, TX 76164-9088

**Deed Date:** 12/2/1998

**Deed Volume:** 0013719

**Deed Page:** 0000100

**Instrument:** 00137190000100

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACKSON DAN;JACKSON NELDA	8/20/1984	00079250000949	0007925	0000949
MURPHY DON;MURPHY FRANCES	12/31/1900	00000000000000	0000000	0000000
YOUNG IRREBOCABLE TR	12/30/1900	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$237,029	\$49,500	\$286,529	\$138,602
2023	\$182,319	\$37,500	\$219,819	\$126,002
2022	\$99,547	\$15,000	\$114,547	\$114,547
2021	\$100,419	\$15,000	\$115,419	\$115,419
2020	\$92,560	\$15,000	\$107,560	\$107,560

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.