

Tarrant Appraisal District

Property Information | PDF

Account Number: 02584867

Address: 1221 ELIZABETH BLVD

City: FORT WORTH
Georeference: 36890-10-1

Subdivision: RYAN PLACE ADDITION

Neighborhood Code: 4T050A

Latitude: 32.7162655388 Longitude: -97.3388285707

TAD Map: 2048-380 **MAPSCO:** TAR-076V





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

PROPERTY DATA

Legal Description: RYAN PLACE ADDITION Block

10 Lot 1

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: 1921

Personal Property Account: N/A

Agent: TAX PROTEST CONSULTANTS (12099)

Protest Deadline Date: 5/15/2025

Site Number: 02584867

Site Name: RYAN PLACE ADDITION-10-1 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 4,058
Percent Complete: 100%

Land Sqft*: 12,000 Land Acres*: 0.2754

Pool: N

+++ Rounded.

03-15-2025 Page 1

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



OWNER INFORMATION

Current Owner:

DEUFEL MELISSA T Deed Date: 10/1/2021

DEUFEL ANDREW M

Deed Volume:

Primary Owner Address:
1221 ELIZABETH BLVD

Deed Page:

FORT WORTH, TX 76110 Instrument: <u>D221287674</u>

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| SLABACH FREDERICK;SLABACH MELANY | 9/2/2011 | D211217138 | 0000000 | 0000000 |
| BLOCK JOHN P | 3/1/2008 | D208119503 | 0000000 | 0000000 |
| CONNOR DEBORAH; CONNOR RICHARD L | 8/26/2002 | 00159270000374 | 0015927 | 0000374 |
| HALLUM DAVID A | 2/19/2001 | 00000000000000 | 0000000 | 0000000 |
| HALLUM DAVID A;HALLUM LAURA EST | 8/29/1988 | 00093680000514 | 0009368 | 0000514 |
| KING HUGH F | 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.

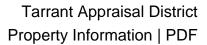
| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$726,000 | \$192,000 | \$918,000 | \$918,000 |
| 2023 | \$701,332 | \$192,000 | \$893,332 | \$893,332 |
| 2022 | \$615,024 | \$137,500 | \$752,524 | \$752,524 |
| 2021 | \$526,983 | \$137,500 | \$664,483 | \$664,483 |
| 2020 | \$590,735 | \$137,500 | \$728,235 | \$728,235 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

03-15-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.





There are no exemptions for this property

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.

03-15-2025 Page 3