

Property Information | PDF

Account Number: 02612569



Address: 1256 E ROBERT ST

City: FORT WORTH

Georeference: 36920-24-15

Subdivision: RYAN SOUTHEAST ADDITION

Neighborhood Code: 1H080A

Latitude: 32.7145338052 Longitude: -97.3101451891

TAD Map: 2054-380 MAPSCO: TAR-077U





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

PROPERTY DATA

Legal Description: RYAN SOUTHEAST ADDITION

Block 24 Lot 15 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: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02612569

Site Name: RYAN SOUTHEAST ADDITION-24-15

Site Class: A1 - Residential - Single Family

Parcels: 1

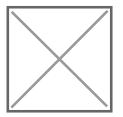
Approximate Size+++: 1,186 Percent Complete: 100%

Land Sqft*: 6,000 Land Acres*: 0.1377

Pool: N

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: Deed Date: 7/12/2021
PEREZ ANGEL

Primary Owner Address:

1256 ROBERT ST

Deed Volume:

Deed Page:

FORT WORTH, TX 76104 Instrument: <u>D221202810</u>

Previous Owners	Date	Instrument Deed Volum		Deed Page
MENDEZ VENANCIO	10/19/2016	<u>D216250284</u>		
HALEY CURTIS JR	2/2/1995	00120710001731 0012071		0001731
LEE CHRISTI	10/3/1994	00118240000981	0011824	0000981
WILLIAMS NANCY J	4/13/1994	00115570001288	0011557	0001288
MCDONNELL BROOKE	12/17/1990	00101600000209	0010160	0000209
FIRST TEXAS SAVINGS	10/3/1985	00083270002285	0008327	0002285
REA PAUL J JR	11/28/1984	00080310001271	0008031	0001271
MEGA INVESTMENT GROUP	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$150,948	\$18,000	\$168,948	\$154,338
2023	\$110,615	\$18,000	\$128,615	\$128,615
2022	\$119,500	\$5,000	\$124,500	\$124,500
2021	\$101,797	\$5,000	\$106,797	\$106,797
2020	\$90,655	\$5,000	\$95,655	\$95,655

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

03-15-2025 Page 2

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



EXEMPTIONS / SPECIAL APPRAISAL

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