

# Tarrant Appraisal District Property Information | PDF Account Number: 02857480

### Address: 1040 E HARVEY AVE

City: FORT WORTH Georeference: 39640-35-11 Subdivision: SOUTHLAND SUBDIVISION Neighborhood Code: 1H080B Latitude: 32.7197112341 Longitude: -97.313865114 TAD Map: 2054-380 MAPSCO: TAR-077Q





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

### PROPERTY DATA

#### Legal Description: SOUTHLAND SUBDIVISION Block 35 Lot 11

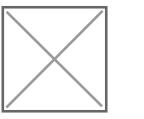
#### Jurisdictions:

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: 2005 Personal Property Account: N/A

Agent: FW AREA HABITAT FOR HUMANITY (00566) Protest Deadline Date: 5/15/2025 Site Number: 02857480 Site Name: SOUTHLAND SUBDIVISION-35-11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,202 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,000 Land Acres<sup>\*</sup>: 0.1377 Pool: N

+++ Rounded.

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



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### **OWNER INFORMATION**

#### Current Owner: O'NEAL ROSHUNDA Y

Primary Owner Address: 1040 E HARVEY AVE FORT WORTH, TX 76104-6562 Deed Date: 11/21/2005 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D205359191

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FTW AREA HABITAT FOR HUMANITY	12/5/2002	00162170000119	0016217	0000119
FORT WORTH CITY OF	10/13/1998	00134820000419	0013482	0000419
HARRISON MARGARET R ETAL	11/28/1984	00080180001508	0008018	0001508
RODGERS JO CYEL	12/31/1900	000000000000000000000000000000000000000	000000	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	\$173,166	\$18,000	\$191,166	\$110,383
2023	\$195,098	\$18,000	\$213,098	\$100,348
2022	\$151,065	\$5,000	\$156,065	\$91,225
2021	\$132,639	\$5,000	\$137,639	\$82,932
2020	\$95,000	\$5,000	\$100,000	\$75,393

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.