



**Address:** [1617 LANGSTON ST](#)  
**City:** FORT WORTH  
**Georeference:** A 291-27  
**Subdivision:** COONROD, GEORGE W SURVEY  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7266565262  
**Longitude:** -97.2513272925  
**TAD Map:** 2072-384  
**MAPSCO:** TAR-079N



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

## PROPERTY DATA

**Legal Description:** COONROD, GEORGE W SURVEY Abstract 291 Tract 27

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03814327

**Site Name:** COONROD, GEORGE W SURVEY-27

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 21,780

**Land Acres<sup>\*</sup>:** 0.5000

**Pool:** N

<sup>+++</sup> Rounded.

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



## OWNER INFORMATION

**Current Owner:**  
CAVILE PUBLIC FACILITY CORP  
**Primary Owner Address:**  
1201 E 13TH ST  
FORT WORTH, TX 76102

**Deed Date:** 2/16/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216031954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS EQUITY CAPITAL LLC	3/4/2014	<a href="#">D214055971</a>	0000000	0000000
FORT WORTH CITY OF	10/16/2012	<a href="#">D212257605</a>	0000000	0000000
HILL LAURENE	7/3/1984	00078830000994	0007883	0000994
WILLIAMS J W	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$0	\$41,780	\$41,780	\$41,780
2023	\$0	\$41,780	\$41,780	\$41,780
2022	\$0	\$5,000	\$5,000	\$5,000
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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

- PUBLIC PROPERTY 11.11

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.