



## LOCATION

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**Address:** [1408 7TH AVE](#)

**City:** FORT WORTH

**Georeference:** 27200-E-22R

**Subdivision:** MC ANULTY & NYE SUBDIVISION

**Neighborhood Code:** 4T050C

**Latitude:** 32.7289043628

**Longitude:** -97.3422273503

**TAD Map:** 2048-384

**MAPSCO:** TAR-076L



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:** MC ANULTY & NYE  
SUBDIVISION Block E Lot 22R

**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:** 1922

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40189643

**Site Name:** MC ANULTY & NYE SUBDIVISION-E-22R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,022

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,750

**Land Acres<sup>\*</sup>:** 0.0860

**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

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**Current Owner:**

NGUYEN JASON C

**Primary Owner Address:**

1408 7TH AVE  
FORT WORTH, TX 76104

**Deed Date:** 2/17/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212053764](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLAT CREEK INVESTMENTS LTD	2/21/2011	<a href="#">D211099399</a>	0000000	0000000
PERL KAREN	12/15/2006	<a href="#">D206404754</a>	0000000	0000000
FEDERAL HOME LOAN MTG CORP	9/5/2006	<a href="#">D206279848</a>	0000000	0000000
HOBBS KENNETH W III	11/26/2003	<a href="#">D203447993</a>	0000000	0000000
MATT WOOD HOMES LLC	1/1/2002	000000000000000	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	\$96,507	\$82,500	\$179,007	\$163,979
2023	\$92,513	\$82,500	\$175,013	\$149,072
2022	\$81,622	\$75,000	\$156,622	\$135,520
2021	\$83,580	\$75,000	\$158,580	\$123,200
2020	\$37,000	\$75,000	\$112,000	\$112,000

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

- 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.