

LOCATION

Address: [1096 GRAND NATIONAL BLVD](#)
City: FORT WORTH
Georeference: 33901C-7-49
Subdivision: REMINGTON POINT ADDITION
Neighborhood Code: 2N020E

Latitude: 32.844254636
Longitude: -97.3815004487
TAD Map: 2036-428
MAPSCO: TAR-047G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: REMINGTON POINT ADDITION
Block 7 Lot 49

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40228738

Site Name: REMINGTON POINT ADDITION-7-49

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,719

Percent Complete: 100%

Land Sqft^{*}: 7,840

Land Acres^{*}: 0.1799

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CHANT XAYEN T

Primary Owner Address:

1096 GRAND NATIONAL BLVD
FORT WORTH, TX 76179

Deed Date: 12/11/2015

Deed Volume:

Deed Page:

Instrument: [D215280133](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------|------------|----------------------------|-------------|-----------|
| ARBELAEZ INV LLC | 9/1/2015 | D215210812 | | |
| DAVIS LAMONT;DAVIS MEDARA | 10/24/2008 | D208407426 | 0000000 | 0000000 |
| MHI MODELS LTD | 12/31/2004 | D205010280 | 0000000 | 0000000 |
| MHI PARTNERSHIP LTD | 3/13/2003 | 00164980000037 | 0016498 | 0000037 |
| IPCF | 1/1/2003 | 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 | \$284,212 | \$65,000 | \$349,212 | \$343,649 |
| 2023 | \$349,976 | \$40,000 | \$389,976 | \$312,408 |
| 2022 | \$259,026 | \$40,000 | \$299,026 | \$284,007 |
| 2021 | \$218,188 | \$40,000 | \$258,188 | \$258,188 |
| 2020 | \$203,850 | \$40,000 | \$243,850 | \$243,850 |

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.