



**Address:** [2904 FARRELL LN](#)  
**City:** FORT WORTH  
**Georeference:** 4280-B-12  
**Subdivision:** BUNCHE, RALPH ADDITION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7169405915  
**Longitude:** -97.2347443376  
**TAD Map:** 2078-380  
**MAPSCO:** TAR-079U



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

## PROPERTY DATA

**Legal Description:** BUNCHE, RALPH ADDITION  
Block B Lot 12

**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:** 1960

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00369063

**Site Name:** BUNCHE, RALPH ADDITION-B-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 972

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,260

**Land Acres<sup>\*</sup>:** 0.1666

**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:**

PEREZ JOSE MANUEL  
ROGRIGUEZ MARIA DE LA LUZ PEREZ

**Deed Date:** 2/29/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224036609](#)

**Primary Owner Address:**

2904 FARRELL LN  
FORT WORTH, TX 76119

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIRAMAR MCB DFW SFR I LP	7/9/2021	<a href="#">D221201356</a>		
SILMON ROBERT T	11/5/2020	<a href="#">D220295211</a>		
SILMON ROBERT THOMAS	12/16/2018	<a href="#">D219034282</a>		
SILMON VICKIE MANUEL	4/23/2004	00000000000000	0000000	0000000
FRAZIER VICKIE A MANUEL	5/9/2003	00167020000360	0016702	0000360
FRAZIER VICKIE A ETAL	5/8/2003	00167020000359	0016702	0000359
MANUEL HELEN FAY	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	\$129,220	\$21,780	\$151,000	\$151,000
2023	\$130,001	\$21,780	\$151,781	\$151,781
2022	\$115,796	\$5,000	\$120,796	\$120,796
2021	\$60,355	\$5,000	\$65,355	\$65,355
2020	\$61,620	\$5,000	\$66,620	\$66,620

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

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- 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.