



Address: [2520 NE 31ST ST](#)
City: FORT WORTH
Georeference: 22220-5-5
Subdivision: KARRENS DIAMOND HILL ADDITION
Neighborhood Code: 2M200A

Latitude: 32.8001530992
Longitude: -97.3245963035
TAD Map: 2048-412
MAPSCO: TAR-063A



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

PROPERTY DATA

Legal Description: KARRENS DIAMOND HILL
ADDITION Block 5 Lot 5

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: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01476599

Site Name: KARRENS DIAMOND HILL ADDITION-5-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 816

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

RUEDA SYSLAI

Primary Owner Address:

5716 MARYVIEW TERR
HALTOM CITY, TX 76117

Deed Date: 6/12/2020

Deed Volume:

Deed Page:

Instrument: [D221076770](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUEDA JULIAN	12/19/2002	D203468084	0000000	0000000
OROZCO ABEL;OROZCO BENITA	6/29/1994	00116410001607	0011641	0001607
SALICOS IVA NELL	6/6/1994	00116410001601	0011641	0001601
SALICOS TONY G	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$89,163	\$49,500	\$138,663	\$138,663
2023	\$84,655	\$37,500	\$122,155	\$122,155
2022	\$74,407	\$15,000	\$89,407	\$89,407
2021	\$75,060	\$15,000	\$90,060	\$90,060
2020	\$69,185	\$15,000	\$84,185	\$84,185

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

There are no exemptions for this property

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.