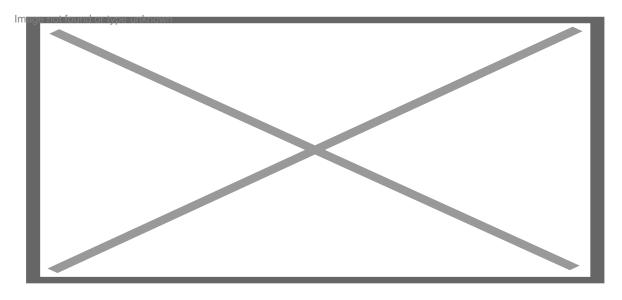


Tarrant Appraisal District Property Information | PDF Account Number: 03249743

Address: 2913 VANHORN AVE

City: FORT WORTH Georeference: 44420-L-26 Subdivision: VANHORN'S SUBDIVISION Neighborhood Code: M3H01S Latitude: 32.7566712679 Longitude: -97.3044270304 TAD Map: 2060-396 MAPSCO: TAR-063Z





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

PROPERTY DATA

Legal Description: VANHORN'S SUBDIVISION Block L Lot 26

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: B Year Built: 2003 Personal Property Account: N/A

Agent: None Protest Deadline Date: 5/15/2025 Site Number: 03249743 Site Name: VAN HORN SUBDIVISION-L-26 Site Class: B - Residential - Multifamily Parcels: 1 Approximate Size⁺⁺⁺: 1,760 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

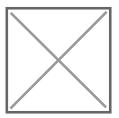
Current Owner: RIVERA MARIA CRISTINA Primary Owner Address: 9700 PAXON RD FORT WORTH, TX 76131

Deed Date: 10/14/2020 Deed Volume: Deed Page: Instrument: D220267354

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOOF BROTHERS LLC	12/29/2011	D212011045	000000	0000000
OCHOA FRANCISCO;OCHOA RAMONA	12/10/2008	D208459991	000000	0000000
WELLS FARGO BANK	12/4/2007	D207440758	000000	0000000
QUARTEY NAAKWALE	8/21/2006	D206264661	0000000	0000000
PARKER THEODORE C	1/20/2004	D204023888	0000000	0000000
SOMETHING OLD SOMETHING NEW	4/11/2003	00166110000192	0016611	0000192
WASHINGTON MUTUAL FINANCE LLC	3/14/2003	00166110000189	0016611	0000189
FIRST COMMUNITY INDUSTRIAL BK	9/3/2002	00159680000208	0015968	0000208
CONNELLEY DAN	6/24/1998	00133140000029	0013314	0000029
FORT WORTH CITY OF	4/5/1995	00120580000664	0012058	0000664
WEIR ENTERPRISES INC	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.



Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$258,166	\$37,500	\$295,666	\$295,666
2023	\$229,140	\$37,500	\$266,640	\$266,640
2022	\$173,761	\$26,250	\$200,011	\$200,011
2021	\$151,890	\$14,000	\$165,890	\$165,890
2020	\$163,500	\$14,000	\$177,500	\$177,500

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.