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**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



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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<sup>+++</sup>:** 1,760

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**  
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	<a href="#">D212011045</a>	0000000	0000000
OCHOA FRANCISCO;OCHOA RAMONA	12/10/2008	<a href="#">D208459991</a>	0000000	0000000
WELLS FARGO BANK	12/4/2007	<a href="#">D207440758</a>	0000000	0000000
QUARTEY NAAKWALE	8/21/2006	<a href="#">D206264661</a>	0000000	0000000
PARKER THEODORE C	1/20/2004	<a href="#">D204023888</a>	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
CONNELLY DAN	6/24/1998	00133140000029	0013314	0000029
FORT WORTH CITY OF	4/5/1995	00120580000664	0012058	0000664
WEIR ENTERPRISES INC	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	\$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

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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.