



Address: [2745 CARNATION AVE](#)
City: FORT WORTH
Georeference: A1754-24A
Subdivision: YORK, JNO B SURVEY
Neighborhood Code: 3H050J

Latitude: 32.7849328687
Longitude: -97.3055042605
TAD Map: 2054-404
MAPSCO: TAR-063L



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

PROPERTY DATA

Legal Description: YORK, JNO B SURVEY Abstract
1754 Tract 24A & 24B

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05247292

Site Name: YORK, JNO B SURVEY-24A-20

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 12,632

Land Acres^{*}: 0.2900

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:
POSADA YANIRA
Primary Owner Address:
408 SYCAMORE LN
EULESS, TX 76039

Deed Date: 1/31/2025
Deed Volume:
Deed Page:
Instrument: [D225017190](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------|------------|----------------------------|-------------|-----------|
| CULMSEE ROCHELLE | 7/26/2013 | D213249662 | 0000000 | 0000000 |
| PARKER CURTIS | 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 | \$0 | \$53,949 | \$53,949 | \$53,949 |
| 2023 | \$0 | \$53,949 | \$53,949 | \$53,949 |
| 2022 | \$2,313 | \$37,645 | \$39,958 | \$39,958 |
| 2021 | \$2,385 | \$10,000 | \$12,385 | \$12,385 |
| 2020 | \$2,115 | \$10,000 | \$12,115 | \$12,115 |

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.