



**Address:** [2720 YOAKUM ST](#)  
**City:** FORT WORTH  
**Georeference:** 46403-8-13  
**Subdivision:** WESTVIEW ADDITION  
**Neighborhood Code:** 2W300N

**Latitude:** 32.7336603147  
**Longitude:** -97.5088946921  
**TAD Map:** 1994-388  
**MAPSCO:** TAR-072J



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

## PROPERTY DATA

**Legal Description:** WESTVIEW ADDITION Block 8  
Lot 13 33.33% UNDIVIDED INTEREST

**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)
- Site Number:** 07716532  
**Site Name:** WESTVIEW ADDITION Block 8 Lot 13 66.67% UNDIVIDED INTEREST  
**Site Class:** A1 Residential - Single Family  
**Parcels:** 2  
**Approximate Size+++:** 2,055

**State Code:** A      **Percent Complete:** 100%

**Year Built:** 2002      **Land Sqft\*:** 5,519

**Personal Property Account Notes\*:** 0.1266

**Agent:** None      **Pool:** N

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

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



### OWNER INFORMATION

**Current Owner:**  
GUBANIC ANDREW  
**Primary Owner Address:**  
2720 YOAKUM ST  
FORT WORTH, TX 76108

**Deed Date:** 6/3/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223097510](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRASER LINDSEY;FRASER PHILIP;GUBANIC ANDREW	6/2/2023	<a href="#">D223097510</a>		
LAWLER KIMBERLY	11/20/2014	<a href="#">D214256112</a>		
OCANAS ALICIA O;OCANAS GERARDO	4/15/2007	<a href="#">D207143093</a>	0000000	0000000
OCANAS GERARDO;OCANAS GRACIELA	7/12/2002	00158300000465	0015830	0000465
HISTORY MAKER HOMES LLC	9/5/2001	00151490000504	0015149	0000504
RSML LTD	1/1/2000	00000000000000	0000000	0000000

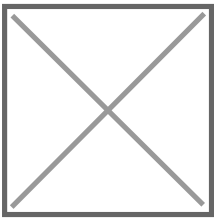
### VALUES

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	\$88,962	\$16,665	\$105,627	\$105,627
2023	\$89,391	\$16,665	\$106,056	\$106,056
2022	\$248,672	\$35,000	\$283,672	\$283,672
2021	\$198,904	\$35,000	\$233,904	\$195,066
2020	\$142,333	\$35,000	\$177,333	\$177,333

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.