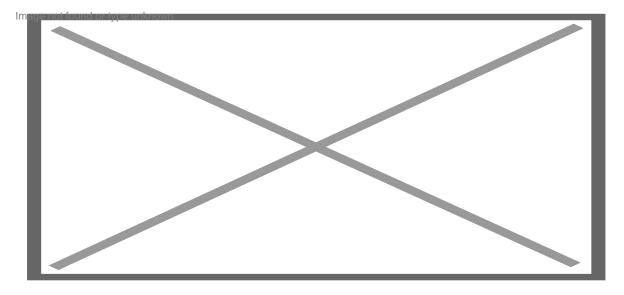


# Tarrant Appraisal District Property Information | PDF Account Number: 42491663

#### Address: 2812 CRAVENS RD

City: FORT WORTH Georeference: A 82-23F Subdivision: BALCH, JOHN SURVEY Neighborhood Code: 1H030C Latitude: 32.7392805373 Longitude: -97.2259020545 TAD Map: MAPSCO: TAR-079H





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

### **PROPERTY DATA**

C.					
Legal Description: BALCH, JOHN SURVEY Abstract 82 Tract 23F 50% UNDIVIDED INTEREST					
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATE TARRANT COUNTY HOSPITA TARRANT COUNTY COLLEG FORT WORTH ISD (905)	Site Number: 03740838 R Site Name: BALCH, JOHN SURVEY 82 23F 50% UNDIVIDED INTEREST R DISTRICT (223) A Site Class: A1 - Residential - Single Family				
State Code: A	Percent Complete: 100%				
Year Built: 1946	Land Sqft <sup>*</sup> : 10,890				
Personal Property Account: N/ALand Acres <sup>*</sup> : 0.2500					
Agent: None Protest Deadline Date: 5/15/2025	Pool: N				

+++ Rounded.

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



Current Owner: SAENZ ESTABAN

Primary Owner Address: 2812 CRAVENS RD FORT WORTH, TX 76112 Deed Date: 1/1/2017 Deed Volume: Deed Page: Instrument: D203066429

### 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	\$70,768	\$15,445	\$86,213	\$86,213
2023	\$71,400	\$15,445	\$86,845	\$86,845
2022	\$61,600	\$5,000	\$66,600	\$66,600
2021	\$51,366	\$5,000	\$56,366	\$56,366
2020	\$39,955	\$5,000	\$44,955	\$44,955

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.