



Address: [2400 YEAGER ST](#)
City: FORT WORTH
Georeference: 60-1-7
Subdivision: ACORN RIDGE ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7447349203
Longitude: -97.2336234604
TAD Map: 2078-392
MAPSCO: TAR-079G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ACORN RIDGE ADDITION Block
1 Lot 7

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: A
Year Built: 1957
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 00010030
Site Name: ACORN RIDGE ADDITION-1-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,345
Percent Complete: 100%
Land Sqft^{*}: 7,320
Land Acres^{*}: 0.1680
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:
RATLIFF SARAH
Primary Owner Address:
2400 YEAGER ST
FORT WORTH, TX 76112

Deed Date: 7/13/2021
Deed Volume:
Deed Page:
Instrument: [D221210855](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RATLIFF FAMILY PROPERTY TRUST	3/6/2018	D218058202		
RATLIFF C A;RATLIFF LA VERNE	12/31/1900	000000000000000	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	\$78,040	\$21,960	\$100,000	\$100,000
2024	\$78,040	\$21,960	\$100,000	\$100,000
2023	\$97,362	\$21,960	\$119,322	\$94,600
2022	\$76,000	\$10,000	\$86,000	\$86,000
2021	\$73,260	\$10,000	\$83,260	\$83,260
2020	\$63,867	\$10,000	\$73,867	\$73,867

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

- HOMESTEAD GENERAL 11.13(b)

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.