



**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<sup>+++</sup>:** 1,345  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,320  
**Land Acres<sup>\*</sup>:** 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	<a href="#">D218058202</a>		
RATLIFF C A;RATLIFF LA VERNE	12/31/1900	000000000000000	0000000	0000000



## VALUES

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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	\$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

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- 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.