



**Address:** [2826 AVE A](#)  
**City:** FORT WORTH  
**Georeference:** 690--7A  
**Subdivision:** ANDERSON SUB OF VAN RIPER ADDN  
**Neighborhood Code:** 1H040L

**Latitude:** 32.7350206686  
**Longitude:** -97.2857197061  
**TAD Map:** 2060-388  
**MAPSCO:** TAR-078K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ANDERSON SUB OF VAN  
RIPER ADDN Lot 7A

**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:** 1923

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$183,283

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00044148

**Site Name:** ANDERSON SUB OF VAN RIPER ADDN Lot 7A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 996

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,710

**Land Acres<sup>\*</sup>:** 0.1770

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

CARO GUADALUPE

**Primary Owner Address:**

2826 AVE A  
FORT WORTH, TX 76105

**Deed Date:** 12/8/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220324613](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAVADIAN PROPERTIES LLC	9/17/2020	<a href="#">D220239131</a>		
CISNEROS FRANCES N	2/16/1976	00108500001180	0010850	0001180
CHEVAZ FRANCES;CHEVAZ G CISNOROS	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 <sup>+</sup>
2025	\$160,153	\$23,130	\$183,283	\$183,283
2024	\$160,153	\$23,130	\$183,283	\$170,077
2023	\$148,342	\$23,130	\$171,472	\$154,615
2022	\$135,559	\$5,000	\$140,559	\$140,559
2021	\$84,011	\$5,000	\$89,011	\$89,011
2020	\$62,492	\$5,000	\$67,492	\$52,503

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.