



**Address:** [2305 CHRISTINE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 1300-3-25AB-C  
**Subdivision:** AVALON HEIGHTS  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7223903584  
**Longitude:** -97.2874162974  
**TAD Map:** 2060-384  
**MAPSCO:** TAR-078N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** AVALON HEIGHTS Block 3 Lot 25AB (AKA) BLK 3 LOT 25 PLAT VOL 309 PG 77

**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:** 1946

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$186,544

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

**Site Number:** 00100471

**Site Name:** AVALON HEIGHTS-3-25AB-C

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,402

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

BYNUM CALEB ISREAL JR

**Primary Owner Address:**

2305 CHRISTINE AVE  
FORT WORTH, TX 76105

**Deed Date:** 1/24/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225015237](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HOUSING AND URBAN DEVELOPMENT	3/15/2024	<a href="#">D224193974</a>		
LAKEVIEW LOAN SERVICING LLC	2/20/2024	<a href="#">D224030148</a>		
RAPP ROBERT	9/14/2020	<a href="#">D220232377</a>		
NDV PROPERTIES LLC	2/20/2020	<a href="#">D220226446-CWD</a>		
HEB HOMES LLC	2/19/2020	<a href="#">D220042189</a>		
OWLIA PROPERTIES LLC	1/9/2020	<a href="#">D220007432</a>		
BRYANT SILVESTER D II	8/5/2016	<a href="#">D219292986</a>		
BELL DELOIS EST	10/25/1995	00121640001388	0012164	0001388
HOMEVESTORS INC	8/30/1994	00117170002277	0011717	0002277
GALVAN BRENDA;GALVAN MICHAEL	12/3/1993	00117170002274	0011717	0002274
FARFAN FERNANDO;FARFAN NORMA	12/30/1992	00110490000424	0011049	0000424
SCHETTER GERALD A	8/12/1992	00107410001040	0010741	0001040
SECRETARY OF HUD	4/8/1991	00103170000022	0010317	0000022
SUNBELT NATIONAL MTG CORP	9/5/1990	00101300001008	0010130	0001008
HENDERSON EUGENE L	5/15/1975	00058300000414	0005830	0000414
SEC OF HOUSING & URBAN DEV	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	\$167,794	\$18,750	\$186,544	\$186,544
2024	\$167,794	\$18,750	\$186,544	\$186,544
2023	\$200,951	\$18,750	\$219,701	\$219,701
2022	\$167,853	\$5,000	\$172,853	\$172,853
2021	\$142,853	\$5,000	\$147,853	\$147,853
2020	\$67,870	\$5,000	\$72,870	\$72,870

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.