



**Address:** [2523 FISHER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6010-2-29  
**Subdivision:** BURTON, J W ADDITION  
**Neighborhood Code:** 3H050N

**Latitude:** 32.7607424011  
**Longitude:** -97.3095200217  
**TAD Map:** 2054-396  
**MAPSCO:** TAR-063Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BURTON, J W ADDITION Block  
2 Lot 29 30 & W 19' 31

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** DAVID COOK HARRIS COOK LLP (11759)

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

**Site Number:** 00388920

**Site Name:** BURTON, J W ADDITION-2-29-20

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 7,521

**Land Acres<sup>\*</sup>:** 0.1726

**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:**

TRINITY PHOENIX LLC

**Primary Owner Address:**

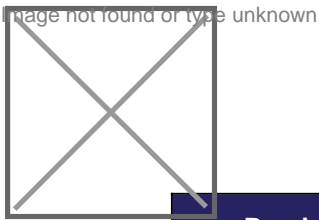
309 BROAD ST  
MANSFIELD, TX 76063

**Deed Date:** 12/12/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223220717](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
UNITED RIVERSIDE LLC	12/5/2023	<a href="#">D223217871</a>		
FOURTH & SYLVANIA INC	10/10/2018	<a href="#">D218226924</a>		
CHANEY R C JR	7/10/2003	000000000000000	0000000	0000000
CHANEY R C EST	12/31/1900	00088110000604	0008811	0000604

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	\$0	\$37,605	\$37,605	\$37,605
2024	\$0	\$37,605	\$37,605	\$37,605
2023	\$0	\$37,605	\$37,605	\$37,605
2022	\$0	\$26,324	\$26,324	\$26,324
2021	\$0	\$14,000	\$14,000	\$14,000
2020	\$0	\$14,000	\$14,000	\$14,000

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.