



**Address:** [2400 FOREST AVE](#)  
**City:** FORT WORTH  
**Georeference:** 8630--8  
**Subdivision:** CRAVENS, M L SUBDIVISION  
**Neighborhood Code:** 1B010A

**Latitude:** 32.7450061529  
**Longitude:** -97.2192968455  
**TAD Map:** 2084-392  
**MAPSCO:** TAR-080E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CRAVENS, M L SUBDIVISION  
Lot 8

**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:** 1947

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$335,847

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

**Site Number:** 00648612  
**Site Name:** CRAVENS, M L SUBDIVISION-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,771  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,440  
**Land Acres<sup>\*</sup>:** 0.3085  
**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:**

TOBIAS MONICA  
TOBIAS RAYMOND

**Primary Owner Address:**

2400 FOREST AVE  
FORT WORTH, TX 76112-5518

**Deed Date:** 6/25/2001  
**Deed Volume:** 0014987  
**Deed Page:** 0000348  
**Instrument:** 00149870000348



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GASS E E EST	9/22/1992	000000000000000	0000000	0000000
GASS E E	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 <sup>+</sup>
2025	\$281,385	\$54,462	\$335,847	\$151,505
2024	\$281,385	\$54,462	\$335,847	\$137,732
2023	\$251,318	\$44,462	\$295,780	\$125,211
2022	\$189,318	\$36,882	\$226,200	\$113,828
2021	\$191,719	\$18,510	\$210,229	\$103,480
2020	\$188,209	\$18,510	\$206,719	\$94,073

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.