



Address: [2725 ESCALANTE AVE](#)
City: FORT WORTH
Georeference: 10610-7-3
Subdivision: EASTBROOK ADDITION
Neighborhood Code: 1B030A

Latitude: 32.740047176
Longitude: -97.1844898754
TAD Map: 2096-388
MAPSCO: TAR-081E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EASTBROOK ADDITION Block 7
Lot 3

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: 1980

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 00761699
Site Name: EASTBROOK ADDITION-7-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,719
Percent Complete: 100%
Land Sqft^{*}: 7,316
Land Acres^{*}: 0.1679
Pool: N

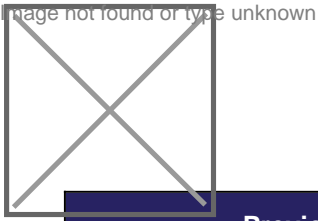
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
YAMASA CO LTD
Primary Owner Address:
PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 3/12/2021
Deed Volume:
Deed Page:
Instrument: [D221073049](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWANSON SAVALA ETAL JR	1/16/2010	000000000000000	0000000	0000000
SWANSON CECILIA EST	11/3/2001	000000000000000	0000000	0000000
SWANSON CECIL;SWANSON SAVALA EST	7/30/1984	00079100001352	0007910	0001352
THOMAS A WRIGHT	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 ⁺
2025	\$140,382	\$45,000	\$185,382	\$185,382
2024	\$180,000	\$45,000	\$225,000	\$225,000
2023	\$214,000	\$45,000	\$259,000	\$259,000
2022	\$181,997	\$30,000	\$211,997	\$211,997
2021	\$157,410	\$30,000	\$187,410	\$187,410
2020	\$142,806	\$30,000	\$172,806	\$172,806

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.