



**Address:** [2513 ESCALANTE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 10610-7-14  
**Subdivision:** EASTBROOK ADDITION  
**Neighborhood Code:** 1B030A

**Latitude:** 32.7418317517  
**Longitude:** -97.1851843512  
**TAD Map:** 2096-388  
**MAPSCO:** TAR-081E



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

## PROPERTY DATA

**Legal Description:** EASTBROOK ADDITION Block 7  
Lot 14

**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:** 1981

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00761826

**Site Name:** EASTBROOK ADDITION-7-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,519

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,720

**Land Acres<sup>\*</sup>:** 0.1542

**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:**

VALENZUELA MIRIAN G

**Primary Owner Address:**

2513 ESCALANTE AVE  
FORT WORTH, TX 76112

**Deed Date:** 1/10/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222011154](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVEZ RIGOBERTO LOPEZ;ESCOBAR BLANCA E RIVERA	4/27/2021	<a href="#">D221128029</a>		
HEB HOMES LLC	4/26/2021	<a href="#">D221116536</a>		
GLOADE VERONICA S	4/27/2006	<a href="#">D206129253</a>	0000000	0000000
JEPPSON DAVID;JEPPSON MEREDITH	11/17/1989	00097680000603	0009768	0000603
ADMINISTRATOR VETERAN AFFAIRS	8/2/1989	00096730002162	0009673	0002162
FIRST UNION MORTGAGE CO	8/1/1989	00096610001187	0009661	0001187
SMITH GLENDA;SMITH TOMMY	5/3/1987	00079650001316	0007965	0001316
SMITH GLENDA;SMITH TOMMY	9/25/1984	00079650001316	0007965	0001316
KYLE K & TOMMIE L MORSE	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	\$187,560	\$45,000	\$232,560	\$232,560
2024	\$187,560	\$45,000	\$232,560	\$232,560
2023	\$196,292	\$45,000	\$241,292	\$241,292
2022	\$167,169	\$30,000	\$197,169	\$197,169
2021	\$144,134	\$30,000	\$174,134	\$170,158
2020	\$124,689	\$30,000	\$154,689	\$154,689

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

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## Tarrant Appraisal District Property Information | PDF

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.