



**Address:** [2725 JANICE LN](#)  
**City:** FORT WORTH  
**Georeference:** 10690-1-3  
**Subdivision:** EASTERN MEADOWS ADDITION  
**Neighborhood Code:** 1B010B

**Latitude:** 32.740035266  
**Longitude:** -97.201246009  
**TAD Map:** 2090-388  
**MAPSCO:** TAR-080G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EASTERN MEADOWS  
ADDITION Block 1 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:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$93,696

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

**Site Number:** 00766275

**Site Name:** EASTERN MEADOWS ADDITION-1-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,192

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,100

**Land Acres<sup>\*</sup>:** 0.2548

**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:**

DURAN JOSE GUADALUPE DURAN

**Primary Owner Address:**

2725 JANICE LN  
FORT WORTH, TX 76112

**Deed Date:** 10/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217230137](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DURAN JOSE GUADALUPE DURAN	10/3/2017	<a href="#">D217230137</a>		
ARMENDARIZ JESUS	12/14/2006	<a href="#">D207000168</a>	0000000	0000000
WELLS FARGO BANK	12/6/2005	<a href="#">D205367804</a>	0000000	0000000
KING AUDY;KING CINDY	8/22/2002	00159240000430	0015924	0000430
WATSON ROSE MARIE	4/6/1998	00131610000441	0013161	0000441
BOOTH CHRISTINE L	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	\$43,328	\$50,368	\$93,696	\$82,700
2024	\$43,328	\$50,368	\$93,696	\$75,182
2023	\$46,026	\$40,368	\$86,394	\$68,347
2022	\$37,331	\$35,111	\$72,442	\$62,134
2021	\$31,485	\$25,000	\$56,485	\$56,485
2020	\$44,078	\$25,000	\$69,078	\$69,078

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.