



Address: [2701 JANICE LN](#)
City: FORT WORTH
Georeference: 10690-1-9
Subdivision: EASTERN MEADOWS ADDITION
Neighborhood Code: 1B010B

Latitude: 32.7412335789
Longitude: -97.2012433456
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 9

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: 1954

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$218,577

Protest Deadline Date: 5/24/2024

Site Number: 00766348

Site Name: EASTERN MEADOWS ADDITION-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,390

Percent Complete: 100%

Land Sqft^{*}: 10,404

Land Acres^{*}: 0.2388

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:

MOLINA ANGEL
CARLOS ANGELICA MARIA FLORES

Primary Owner Address:

2701 JANICE LN
FORT WORTH, TX 76112

Deed Date: 12/30/2020

Deed Volume:

Deed Page:

Instrument: [D221005241](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONTRERAS FRANCISCO	8/4/2020	D221005240		
WILLIAMS LAWRENCE D	12/18/1999	0000000000000000	0000000	0000000
WILLIAMS LOIS MAURINE	4/4/1998	0000000000000000	0000000	0000000
WILLIAMS;WILLIAMS JOHN L EST	12/31/1900	0000000000000000	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	\$168,577	\$50,000	\$218,577	\$168,906
2024	\$168,577	\$50,000	\$218,577	\$153,551
2023	\$180,593	\$40,000	\$220,593	\$139,592
2022	\$148,024	\$35,000	\$183,024	\$126,902
2021	\$126,146	\$25,000	\$151,146	\$115,365
2020	\$116,274	\$25,000	\$141,274	\$104,877

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.