



**Address:** [2509 JANICE LN](#)  
**City:** FORT WORTH  
**Georeference:** 10690-2-8  
**Subdivision:** EASTERN MEADOWS ADDITION  
**Neighborhood Code:** 1B010B

**Latitude:** 32.7431060121  
**Longitude:** -97.2012328519  
**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 2 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:** 1971

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$160,734

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

**Site Number:** 00766534

**Site Name:** EASTERN MEADOWS ADDITION-2-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,171

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,500

**Land Acres<sup>\*</sup>:** 0.2410

**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:**

SILVA BENITO

SILVA SANDRA RODRIGU

**Primary Owner Address:**

2509 JANICE LN

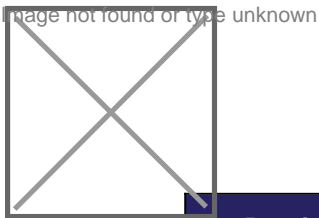
FORT WORTH, TX 76112-5817

**Deed Date:** 4/13/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206115220](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CADE EMMA L	7/26/2001	00150490000264	0015049	0000264
HILLIARD CYNTHIAHILL	6/29/2001	00150490000260	0015049	0000260
HILL SYBLE R	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 <sup>+</sup>
2025	\$110,734	\$50,000	\$160,734	\$160,734
2024	\$110,734	\$50,000	\$160,734	\$146,134
2023	\$119,745	\$40,000	\$159,745	\$132,849
2022	\$98,831	\$35,000	\$133,831	\$120,772
2021	\$84,793	\$25,000	\$109,793	\$109,793
2020	\$108,909	\$25,000	\$133,909	\$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.