



**Address:** [2409 JANICE LN](#)  
**City:** FORT WORTH  
**Georeference:** 10690-2-11  
**Subdivision:** EASTERN MEADOWS ADDITION  
**Neighborhood Code:** 1B010B

**Latitude:** 32.743722269  
**Longitude:** -97.2012299469  
**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 11

**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:** 1959

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00766569

**Site Name:** EASTERN MEADOWS ADDITION-2-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,349

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,825

**Land Acres<sup>\*</sup>:** 0.2255

**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:**

FELIX HOMES LLC

**Primary Owner Address:**

13323 STANFORD AVE  
LOS ANGELES, CA 90059

**Deed Date:** 12/9/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222284784](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHNEIDER BEXAR COUNTY LLC	11/29/2017	<a href="#">D217276612</a>		
SCHNEIDER JULIE;SCHNEIDER RICHARD	5/31/2012	<a href="#">D212130554</a>	0000000	0000000
ARNOLD ANNA BETH	8/29/2008	000000000000000	0000000	0000000
ARNOLD LEONARD EST	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 <sup>+</sup>
2025	\$206,159	\$50,000	\$256,159	\$256,159
2024	\$206,159	\$50,000	\$256,159	\$256,159
2023	\$220,105	\$40,000	\$260,105	\$260,105
2022	\$138,820	\$35,000	\$173,820	\$173,820
2021	\$78,864	\$25,000	\$103,864	\$103,864
2020	\$78,864	\$25,000	\$103,864	\$103,864

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.