



**Address:** [2405 JANICE LN](#)  
**City:** FORT WORTH  
**Georeference:** 10690-2-12  
**Subdivision:** EASTERN MEADOWS ADDITION  
**Neighborhood Code:** 1B010B

**Latitude:** 32.744033773  
**Longitude:** -97.2012251583  
**TAD Map:** 2090-392  
**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 12 BLK 2 LTS 12 & 13

**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)

**Site Number:** 00766577

**Site Name:** EASTERN MEADOWS ADDITION-2-12-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,838

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,750

**Land Acres<sup>\*</sup>:** 0.4304

**Pool:** N

**State Code:** A

**Year Built:** 1955

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$283,323

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

<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:**

FLORES EDWARD MICHAEL XAVIER SR

**Primary Owner Address:**

2405 JANICE LN  
FORT WORTH, TX 76112

**Deed Date:** 5/26/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221152192](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN JULIE RACHELLE	12/11/2006	<a href="#">D221152190</a>		
BROWN KENNETH PERRY	1/4/1989	00095030001403	0009503	0001403
BROWN KENNETH PERRY;BROWN MARS	6/10/1987	00089790000678	0008979	0000678
PATTON ROBERT L	9/9/1985	00083020001277	0008302	0001277
PATTON ROBERT ETAL	6/8/1984	00078490000791	0007849	0000791
RONDA R SMITH	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	\$219,568	\$63,755	\$283,323	\$283,323
2024	\$219,568	\$63,755	\$283,323	\$260,150
2023	\$235,577	\$53,755	\$289,332	\$236,500
2022	\$174,188	\$40,812	\$215,000	\$215,000
2021	\$162,699	\$37,500	\$200,199	\$200,199
2020	\$149,966	\$37,500	\$187,466	\$187,466

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.