



**Address:** [2844 LANGSTON ST](#)  
**City:** FORT WORTH  
**Georeference:** 11030-5-6  
**Subdivision:** EDGEWOOD TERRACE ADDITION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7160951285  
**Longitude:** -97.2530303001  
**TAD Map:** 2072-380  
**MAPSCO:** TAR-079S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDGEWOOD TERRACE  
ADDITION Block 5 Lot 6

**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:** 1955

**Personal Property Account:** N/A

**Agent:** JOHN M HIXSON (06392)

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

**Site Number:** 00817279

**Site Name:** EDGEWOOD TERRACE ADDITION-5-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,059

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

HIXSON MARK D

**Primary Owner Address:**

2620 W PIONEER PKWY STE 102  
ARLINGTON, TX 76013

**Deed Date:** 10/7/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214225091](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
METRO OPERATING INC	8/29/2012	<a href="#">D212212633</a>	0000000	0000000
DOOGS CLETUS W TR EST	1/26/1989	00095000000766	0009500	0000766
1948 INC	1/25/1989	00095000000763	0009500	0000763
CHRYSLER FIRST CREDIT CORP	2/24/1988	00092020001856	0009202	0001856
JOHNSON JANICE L	1/10/1986	00084240001825	0008424	0001825
SMITH NANCY D	6/4/1985	00082010000683	0008201	0000683
CHARLES H MITCHELL JR	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	\$73,044	\$16,500	\$89,544	\$89,544
2024	\$73,044	\$16,500	\$89,544	\$89,544
2023	\$63,387	\$16,500	\$79,887	\$79,887
2022	\$67,134	\$5,000	\$72,134	\$72,134
2021	\$49,496	\$5,000	\$54,496	\$54,496
2020	\$60,520	\$5,000	\$65,520	\$65,520

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.