



**Address:** [2732 LIVINGSTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 14810-2-9  
**Subdivision:** FRISCO HEIGHTS ADDITION  
**Neighborhood Code:** 4T002W

**Latitude:** 32.7115022554  
**Longitude:** -97.3473117622  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FRISCO HEIGHTS ADDITION  
Block 2 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:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01021303

**Site Name:** FRISCO HEIGHTS ADDITION-2-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,484

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

MANDA RAHUL

**Primary Owner Address:**

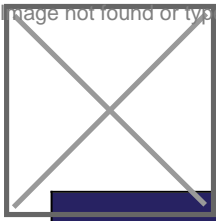
90 TROPHY CLUB DR #466  
ROANOKE, TX 76262

**Deed Date:** 11/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221349402](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VOGEL JARRETT	9/17/2020	<a href="#">D220238279</a>		
LOAN RANGER CAPITAL INVESTMENTS LLC	7/7/2020	<a href="#">D220165307</a>		
EIGHTSPAN PROPERTIES LLC	12/10/2019	<a href="#">D220001762</a>		
LOPEZ GRACIE	12/6/1994	000000000000000	0000000	0000000
LOPEZ GRACIE;LOPEZ M R SR	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	\$459,302	\$187,500	\$646,802	\$646,802
2024	\$459,302	\$187,500	\$646,802	\$646,802
2023	\$383,238	\$168,750	\$551,988	\$551,988
2022	\$0	\$110,000	\$110,000	\$110,000
2021	\$0	\$110,000	\$110,000	\$110,000
2020	\$79,179	\$110,000	\$189,179	\$189,179

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.