



Address: [2216 THOMAS PL](#)
City: FORT WORTH
Georeference: 18320-19-11
Subdivision: HILLCREST ADDITION-FORT WORTH
Neighborhood Code: 4C210A

Latitude: 32.7379165999
Longitude: -97.3802421329
TAD Map: 2036-388
MAPSCO: TAR-075G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLCREST ADDITION-FORT WORTH Block 19 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: 1925
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 01278533
Site Name: HILLCREST ADDITION-FORT WORTH-19-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,056
Percent Complete: 100%
Land Sqft^{*}: 8,250
Land Acres^{*}: 0.1893
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

RATTAN GENE N
RATTAN ROSEMARY
Primary Owner Address:
2216 THOMAS PL
FORT WORTH, TX 76107-4356

Deed Date: 11/1/1982
Deed Volume: 0007431
Deed Page: 0001852
Instrument: 00074310001852

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERRILL LYNCH INC	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 ⁺
2025	\$268,250	\$183,750	\$452,000	\$452,000
2024	\$268,250	\$183,750	\$452,000	\$452,000
2023	\$282,625	\$183,750	\$466,375	\$450,797
2022	\$236,916	\$183,728	\$420,644	\$409,815
2021	\$211,324	\$183,728	\$395,052	\$372,559
2020	\$166,962	\$187,500	\$354,462	\$338,690

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.