



Address: [2524 NE 31ST ST](#)
City: FORT WORTH
Georeference: 22220-5-4
Subdivision: KARRENS DIAMOND HILL ADDITION
Neighborhood Code: 2M200A

Latitude: 32.8001497463
Longitude: -97.3244007316
TAD Map: 2054-412
MAPSCO: TAR-063A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KARRENS DIAMOND HILL
ADDITION Block 5 Lot 4

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: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01476580

Site Name: KARRENS DIAMOND HILL ADDITION-5-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 828

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

KAMY REAL PROPERTY TRUST

Primary Owner Address:

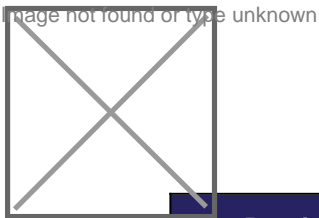
PO BOX 50593
DENTON, TX 76206-0593

Deed Date: 6/8/2014

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D214140277](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SADEGHIAN KHOSROW	4/24/2006	D206158757	0000000	0000000
SADEGHIAN MARIAM	4/7/2006	D206139745	0000000	0000000
VILLARREAL MARY E 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 ⁺
2025	\$40,500	\$49,500	\$90,000	\$90,000
2024	\$40,500	\$49,500	\$90,000	\$90,000
2023	\$42,500	\$37,500	\$80,000	\$80,000
2022	\$55,000	\$15,000	\$70,000	\$70,000
2021	\$20,000	\$15,000	\$35,000	\$35,000
2020	\$21,966	\$13,034	\$35,000	\$35,000

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.