



Address: [2517 CRAVENS RD](#)
City: FORT WORTH
Georeference: 26380--11
Subdivision: MONCRIEF, W B ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7432264196
Longitude: -97.2251898618
TAD Map: 2084-388
MAPSCO: TAR-079H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONCRIEF, W B ADDITION 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: 1950

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$163,029

Protest Deadline Date: 5/24/2024

Site Number: 01792873
Site Name: MONCRIEF, W B ADDITION-1-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 991
Percent Complete: 100%
Land Sqft^{*}: 9,240
Land Acres^{*}: 0.2121
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:

MENESES JUAN C

Primary Owner Address:

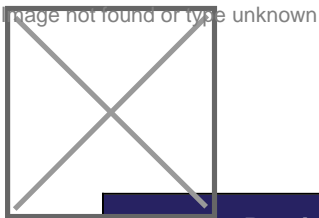
2517 CRAVENS RD
FORT WORTH, TX 76112-5011

Deed Date: 5/29/2002

Deed Volume: 0015817

Deed Page: 0000289

Instrument: 00158170000289



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMPSON FRANKIE	2/23/2001	00147530000335	0014753	0000335
SECRETARY OF HOUSING & URBAN	9/14/2000	00146670000090	0014667	0000090
COUNTRYWIDE HOME LOANS	9/5/2000	00145180000268	0014518	0000268
MILLER NATIVIDAD A	12/31/1999	00141680000204	0014168	0000204
LUXOR REAL ESTATE INV CORP	8/27/1999	00139950000201	0013995	0000201
FAUBUS ANN	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 ⁺
2025	\$135,309	\$27,720	\$163,029	\$98,304
2024	\$135,309	\$27,720	\$163,029	\$89,367
2023	\$136,517	\$27,720	\$164,237	\$81,243
2022	\$117,778	\$10,000	\$127,778	\$73,857
2021	\$98,211	\$10,000	\$108,211	\$67,143
2020	\$76,394	\$10,000	\$86,394	\$61,039

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.