



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.