



**Address:** [2509 LOTUS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 30770-1-12  
**Subdivision:** OAKHURST ADDITION  
**Neighborhood Code:** 3H070A

**Latitude:** 32.7889454481  
**Longitude:** -97.3103451003  
**TAD Map:** 2054-408  
**MAPSCO:** TAR-063G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAKHURST ADDITION Block 1  
Lot 12 50% UNDIVIDED INTEREST

**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)

**Site Number:** 02014548  
**Site Name:** OAKHURST ADDITION-1-12-50  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 1,168  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,800  
**Land Acres<sup>\*</sup>:** 0.2479  
**Pool:** N

**State Code:** A

**Year Built:** 1925

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$137,809

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

<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:**

NADAL ROBERTA S

**Primary Owner Address:**

2509 LOTUS AVE  
FORT WORTH, TX 76111-1636

**Deed Date:** 1/31/2003

**Deed Volume:** 0016378

**Deed Page:** 0000046

**Instrument:** 00163780000046

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONWAY JON MARK	1/30/1998	00130820000140	0013082	0000140
CONWAY CAROLINE;CONWAY JON M	7/15/1994	00116630002059	0011663	0002059
WARRINER CAROL L	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 <sup>+</sup>
2025	\$99,709	\$38,100	\$137,809	\$137,235
2024	\$99,709	\$38,100	\$137,809	\$124,759
2023	\$98,771	\$38,100	\$136,871	\$113,417
2022	\$90,155	\$25,380	\$115,535	\$103,106
2021	\$84,565	\$14,000	\$98,565	\$93,733
2020	\$75,252	\$14,000	\$89,252	\$85,212

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.