



**Address:** [2512 CARNATION AVE](#)  
**City:** FORT WORTH  
**Georeference:** 30770-5-18  
**Subdivision:** OAKHURST ADDITION  
**Neighborhood Code:** 3H070A

**Latitude:** 32.7849422765  
**Longitude:** -97.3101476264  
**TAD Map:** 2054-404  
**MAPSCO:** TAR-063L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAKHURST ADDITION Block 5  
Lot 18

**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:** 1947

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$279,246

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

**Site Number:** 02015501

**Site Name:** OAKHURST ADDITION-5-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,233

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,800

**Land Acres<sup>\*</sup>:** 0.2479

**Pool:** N

<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:**

GANN JENNIFER M

**Primary Owner Address:**

2512 CARNATION AVE  
FORT WORTH, TX 76111-1521

**Deed Date:** 2/21/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214035393](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
A-M ENTERPRISES INC	3/30/2007	<a href="#">D207174357</a>	0000000	0000000
JPMORGAN CHASE BANK	12/6/2006	<a href="#">D206389429</a>	0000000	0000000
SMITH SUSAN K	10/18/1996	00125560001809	0012556	0001809
MURPHY MEREDITH APRIL	11/18/1993	00113440001788	0011344	0001788
JACKSON EST HAROLD KENNETH	1/14/1986	00084270001926	0008427	0001926
KINMAN FRANKIE JEANETTE	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	\$203,046	\$76,200	\$279,246	\$279,246
2024	\$203,046	\$76,200	\$279,246	\$264,254
2023	\$201,062	\$76,200	\$277,262	\$240,231
2022	\$183,146	\$50,760	\$233,906	\$218,392
2021	\$171,508	\$28,000	\$199,508	\$198,538
2020	\$152,489	\$28,000	\$180,489	\$180,489

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.