



Address: [2605 CHENAULT ST](#)
City: FORT WORTH
Georeference: 34570-1-9B
Subdivision: RIVERSIDE ADDITION-FT WORTH
Neighborhood Code: 3H050N

Latitude: 32.7645001301
Longitude: -97.3084184258
TAD Map: 2054-396
MAPSCO: TAR-063U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVERSIDE ADDITION-FT WORTH Block 1 Lot 9B & 10B

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: 02464977
Site Name: RIVERSIDE ADDITION-FT WORTH-1-9B-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,548
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377

State Code: A
Year Built: 1949
Personal Property Account: N/A
Agent: PEYCO SOUTHWEST REALTY INC (0050)
Protest Deadline Date: 5/24/2024

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:
ALAVI INVLLC
Primary Owner Address:
3959 LANCASTER AVE
FORT WORTH, TX 76103

Deed Date: 7/18/2017
Deed Volume:
Deed Page:
Instrument: [D217164155](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| ANDERSON CEDRIC;ANDERSON GARY;ANDERSON LOWELL;BOHLING KAREN C;WILLIAMS DEBORAH | 5/4/2012 | D216236292 | | |
| ANDERSON GEORGE H | 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 | \$135,000 | \$30,000 | \$165,000 | \$165,000 |
| 2024 | \$153,000 | \$30,000 | \$183,000 | \$183,000 |
| 2023 | \$148,000 | \$30,000 | \$178,000 | \$178,000 |
| 2022 | \$132,000 | \$21,000 | \$153,000 | \$153,000 |
| 2021 | \$56,000 | \$14,000 | \$70,000 | \$70,000 |
| 2020 | \$56,000 | \$14,000 | \$70,000 | \$70,000 |

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.