



**Address:** [2420 SHALON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 38170-2-1  
**Subdivision:** SHALON ACRES ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7435464458  
**Longitude:** -97.2398153546  
**TAD Map:** 2078-388  
**MAPSCO:** TAR-079G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHALON ACRES ADDITION  
Block 2 Lot 1

**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:** 1952

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 02731819

**Site Name:** SHALON ACRES ADDITION-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,685

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,735

**Land Acres<sup>\*</sup>:** 0.1775

**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:**

AO PROPCO 1 LLC

**Primary Owner Address:**

199 LAYFAYETTE ST FLOOR 7  
NEW YORK, NY 10012

**Deed Date:** 8/12/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222203446](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HG10 VENTURES LLC	6/13/2022	<a href="#">D222154937</a>		
HUNTER BARNEY L;HUNTER KATHLEEN M	1/23/2020	<a href="#">D220119192</a>		
CHIQUITA PROJECTS LLC;DARRION BUTLER REALTY AND ASSOCIATES LLC	12/18/2019	<a href="#">D220015976</a>		
BIELIK LOU ANN;BIELIK NICKOLAS	1/6/2011	<a href="#">D211009040</a>	0000000	0000000
FOX GERALDINE C;FOX RAY D	8/22/2000	00144930000543	0014493	0000543
PERRY GARY NELL	8/15/2000	00144930000539	0014493	0000539
POWER WANDA L	12/31/1900	00000000000000	0000000	0000000
HENRY POWER	12/30/1900	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	\$83,356	\$23,205	\$106,561	\$106,561
2024	\$99,505	\$23,205	\$122,710	\$122,710
2023	\$111,916	\$23,205	\$135,121	\$135,121
2022	\$98,686	\$16,000	\$114,686	\$96,617
2021	\$71,834	\$16,000	\$87,834	\$87,834
2020	\$68,468	\$16,000	\$84,468	\$80,526

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.