



Address: [2560 THANNISCH AVE](#)
City: FORT WORTH
Georeference: 39655-C-13
Subdivision: SOUTHPORT ADDITION
Neighborhood Code: 1H050D

Latitude: 32.7147636548
Longitude: -97.2890904493
TAD Map: 2060-380
MAPSCO: TAR-078S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHPORT ADDITION Block
C Lot 13

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: 2019

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$263,869

Protest Deadline Date: 5/24/2024

Site Number: 02870711

Site Name: SOUTHPORT ADDITION-C-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,517

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

HIGGINS CYDNEY M

Primary Owner Address:

2560 THANNISCH AVE
FORT WORTH, TX 76105

Deed Date: 4/3/2024

Deed Volume:

Deed Page:

Instrument: [D224057351](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOZA UFANI BARAJAS;VAZQUEZ OSCAR	5/15/2020	D220111805		
PEREZ ELITE HOLDING LLC (**DO NOT USE - INACTIVE**)	1/26/2018	D218022458		
FORT WORTH CITY OF	6/5/2016	D216154517		
BOONE HILDA WILSON;BOONE LESLIE	12/27/2004	D205077703	0000000	0000000
WILSON FRANK	11/8/1989	00098960001774	0009896	0001774
ADMINISTRATOR VET AFFAIRS *E*	11/7/1989	00097510001636	0009751	0001636
WILSON FRANK	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	\$247,369	\$16,500	\$263,869	\$263,869
2024	\$247,369	\$16,500	\$263,869	\$263,869
2023	\$225,701	\$16,500	\$242,201	\$242,201
2022	\$201,612	\$5,000	\$206,612	\$206,612
2021	\$157,457	\$5,000	\$162,457	\$162,457
2020	\$67,495	\$5,000	\$72,495	\$72,495

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.